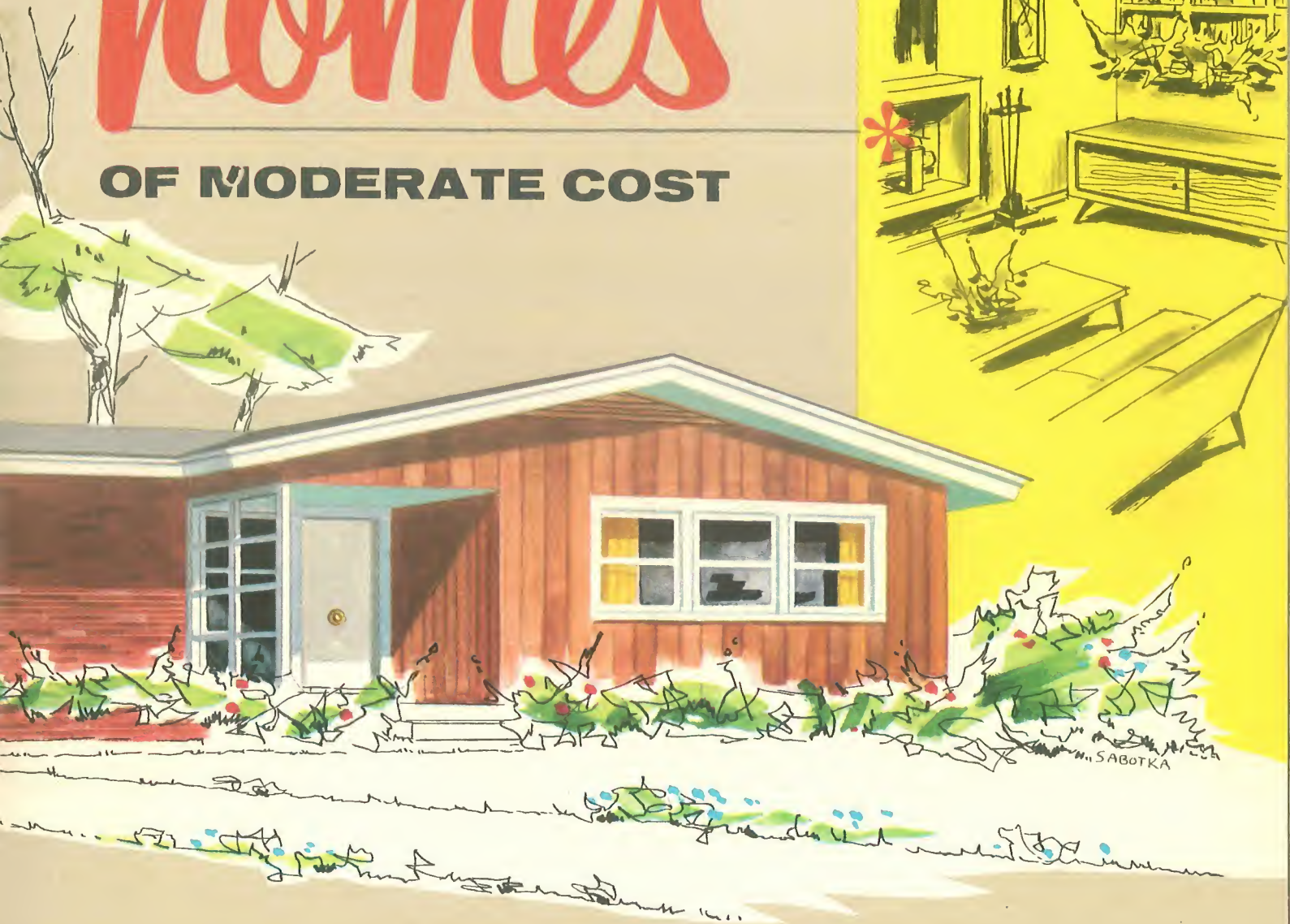


R. E. GIVENS  
BOX 217  
ATLANTA, ILL. 60005

# homes

OF MODERATE COST



## West Side Coal & Lumber Co.

Phone 7-6067

1111 West Market St.

BLOOMINGTON, ILL.

# homes

**OF MODERATE COST**

NEW EDITION



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## planned for your present and future living comfort

Here are moderate cost homes designed with you, today's homemaker, in mind. In addition to being homes that are attractive and inviting, you will note that multi-use rooms, family rooms, dens, open-planned living areas and terraces are some of the convenient and modern living features included in many of these designs.

A careful study of this all-new and colorful plan book will convince you that here are homes planned for your living comfort. Several of these designs not only meet your immediate living needs but your future comfort, too, through use of an optional bedroom addition. However, this extra bedroom can be planned in the original construction, if desired. For your convenience, the floor plans of the homes with this feature are clearly illustrated throughout the book.

It is our firm belief that our prospects and customers not only seek a home measured by economy, efficiency and attractiveness, but also a better quality home—thus we offer our "homes of moderate cost."

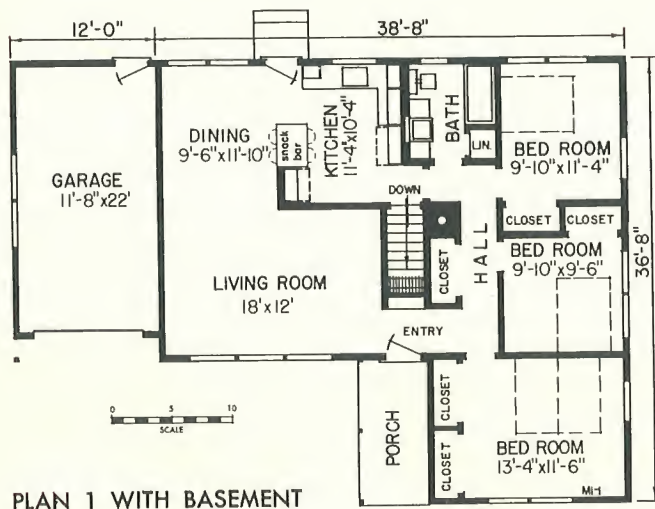
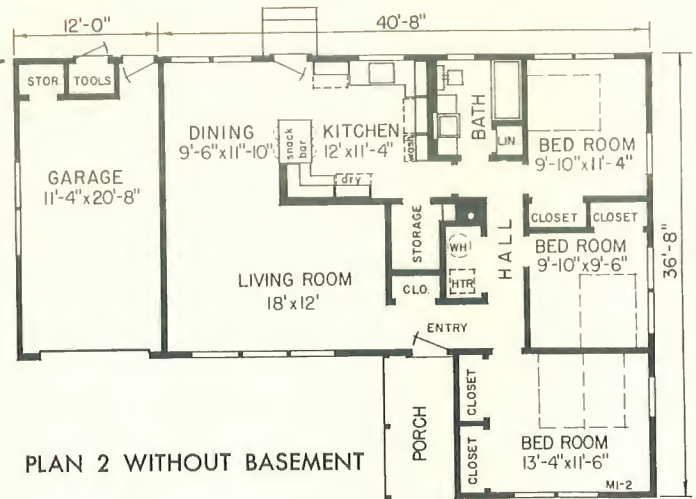
See us for complete information and let us show you why these are the homes for you.





m-1

ATTACHED GARAGE, vertical siding and horizontal boards, porch at entrance and shoulder height bedroom windows are design features that make this an attractive and easy-to-live-in home. Living room and an open-planned kitchen and dining area with snack space complete the plan.



Living Area  
Plan 1—1,149 sq. ft.,  
Plan 2—1,198 sq. ft.

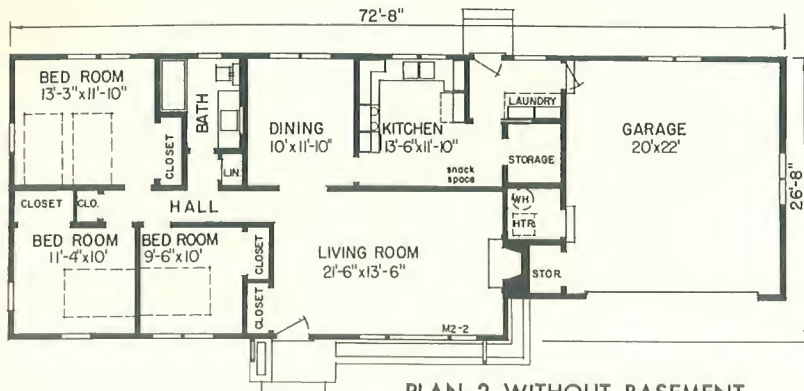
Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you now.



a practical  
ranch plan for  
the large family

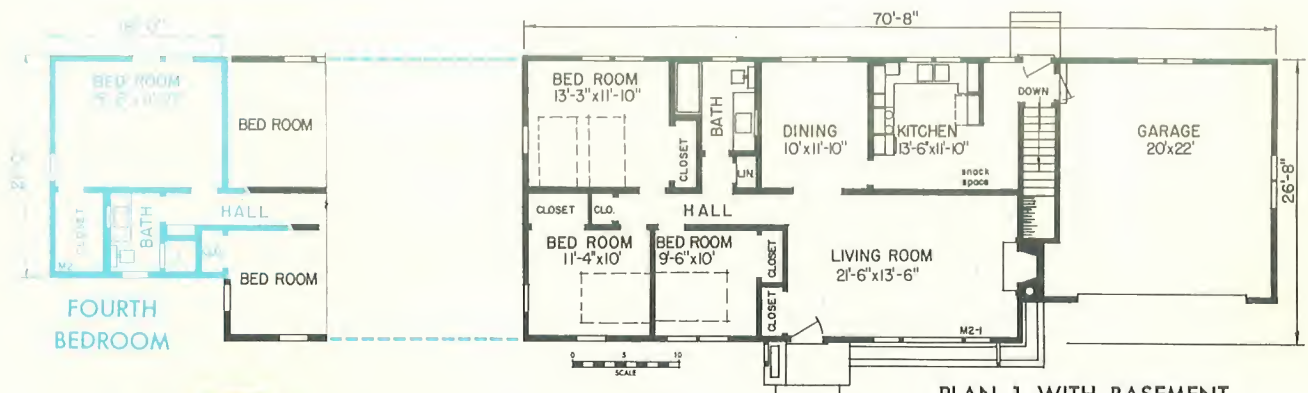
m-2

Living Area  
Plan 1—1,300 sq. ft.,  
Plan 2—1,336 sq. ft.



PLAN 2 WITHOUT BASEMENT

HERE AGAIN IS A HOME PLAN that gives you three bedrooms and an optional fourth bedroom that can be included now or in the future as desired. Note that the optional bedroom also offers the convenience of another full bath.



PLAN 1 WITH BASEMENT

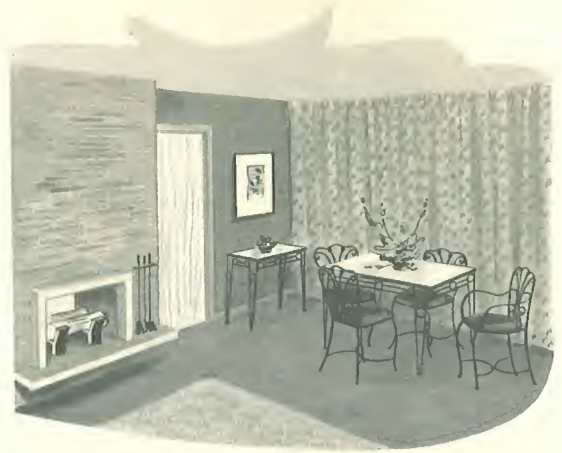




a four bedroom  
home for  
the large family

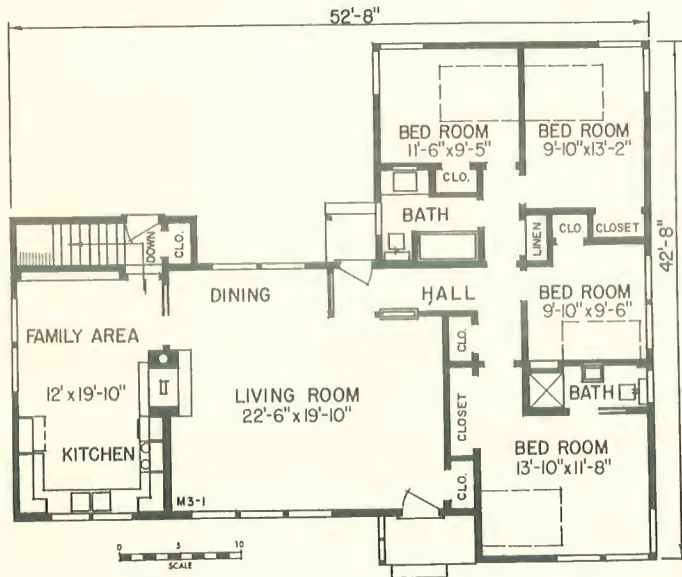
m-3

OUTSTANDING FEATURES of this modern living home are the open planning of kitchen and family area, plus two baths. The fireplace serves both living-dining room and family area. A more than adequate number of closets is also included in the plan.

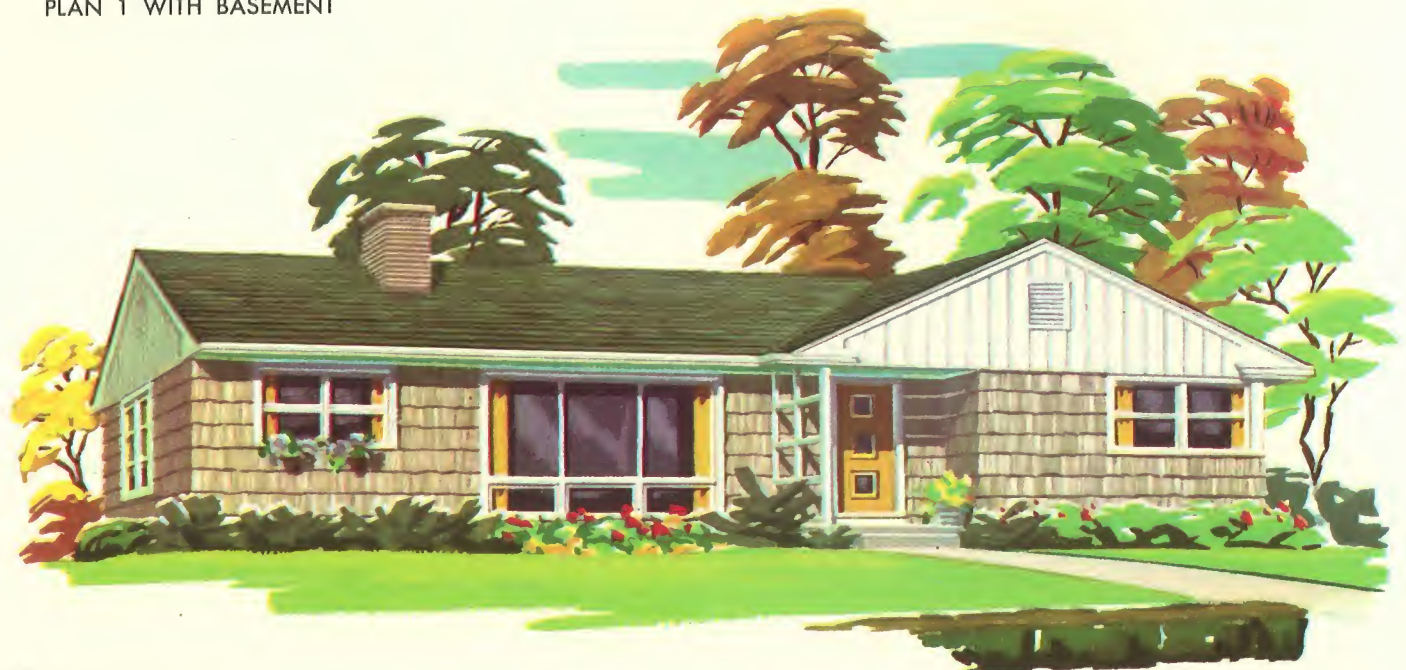
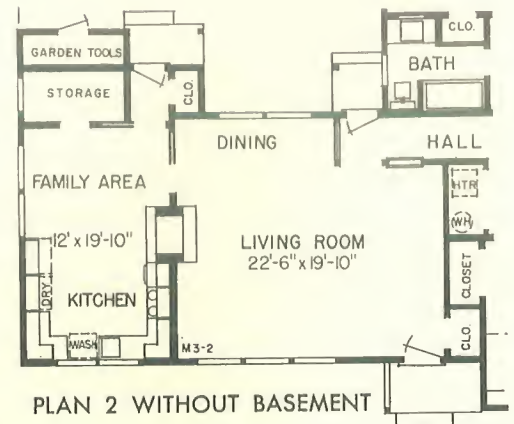


View of fireplace and dining space

Living Area, Plan 1—1,610 sq. ft.,  
Plan 2—1,638 sq. ft.



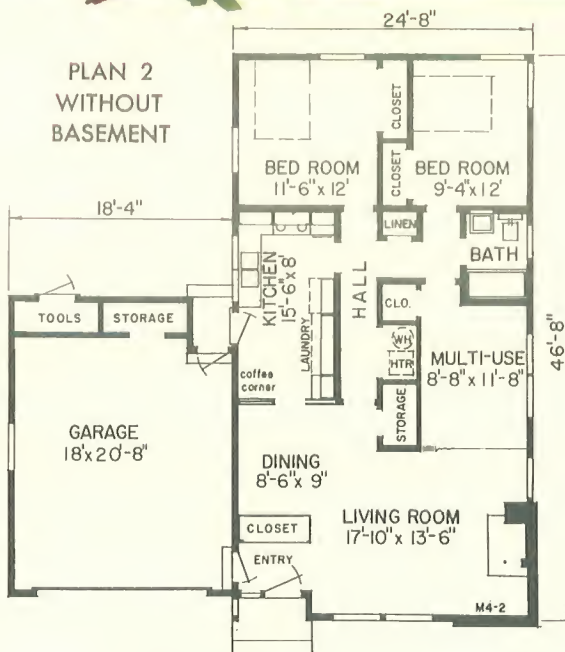
PLAN 1 WITH BASEMENT







PLAN 2  
WITHOUT  
BASEMENT



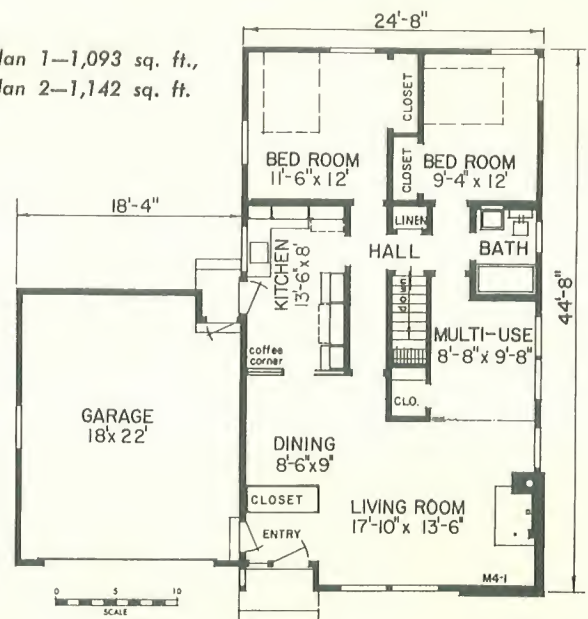
m-4

UNUSUAL FLOOR-TO-CEILING PICTURE WINDOW and corrugated glass at front entry help create the modern exterior styling of this two bedroom ranch home. The same careful planning is reflected throughout the interior, too, with studio ceiling featured in the living-dining room. A functional living area, the multi-use room, can serve as family room, guest room, or third bedroom, as desired.

Living Area, Plan 1—1,093 sq. ft.,  
Plan 2—1,142 sq. ft.

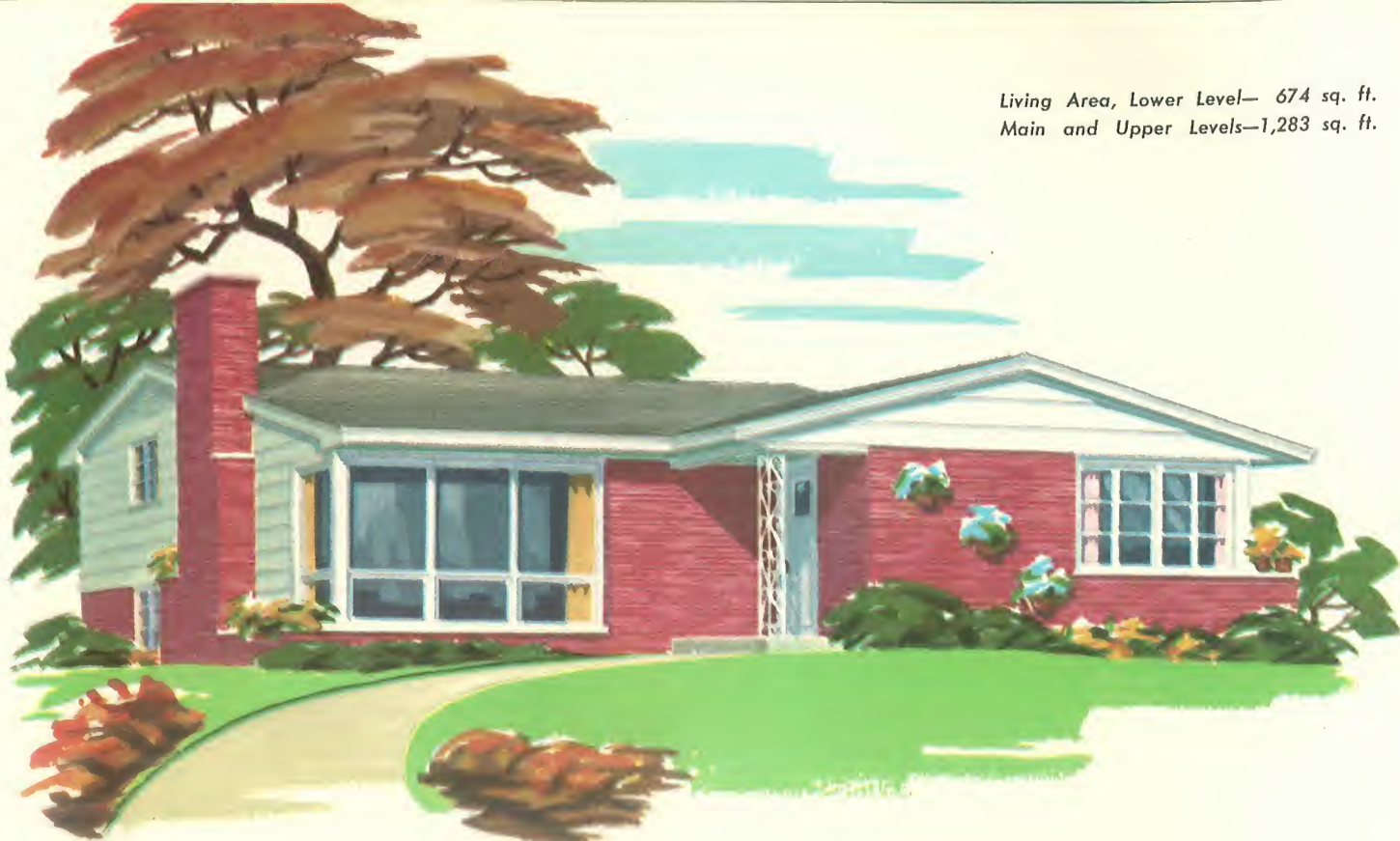


Corner fireplace is a feature of this living room



PLAN 1 WITH BASEMENT

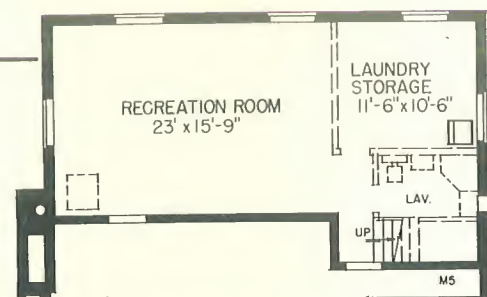




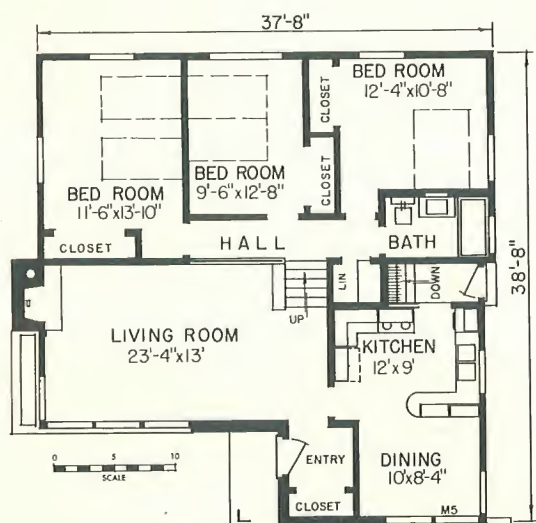
Living Area, Lower Level— 674 sq. ft.  
Main and Upper Levels—1,283 sq. ft.

m-5

RANCH-LIKE IN APPEARANCE, this three bedroom design is a good example of practical multi-level planning. A recreation room, laundry and storage area and a lavatory are included in the lower level. Main and upper levels give you spacious living area.



LOWER LEVEL



MAIN AND UPPER LEVELS



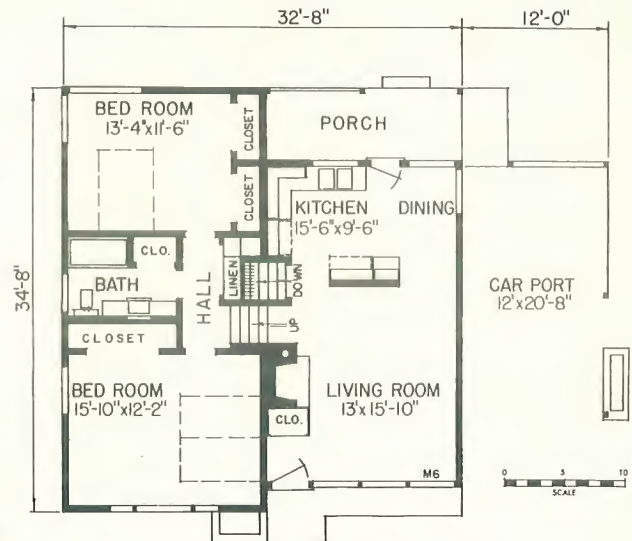
Balcony rail of upper level adds to the attractiveness of living room



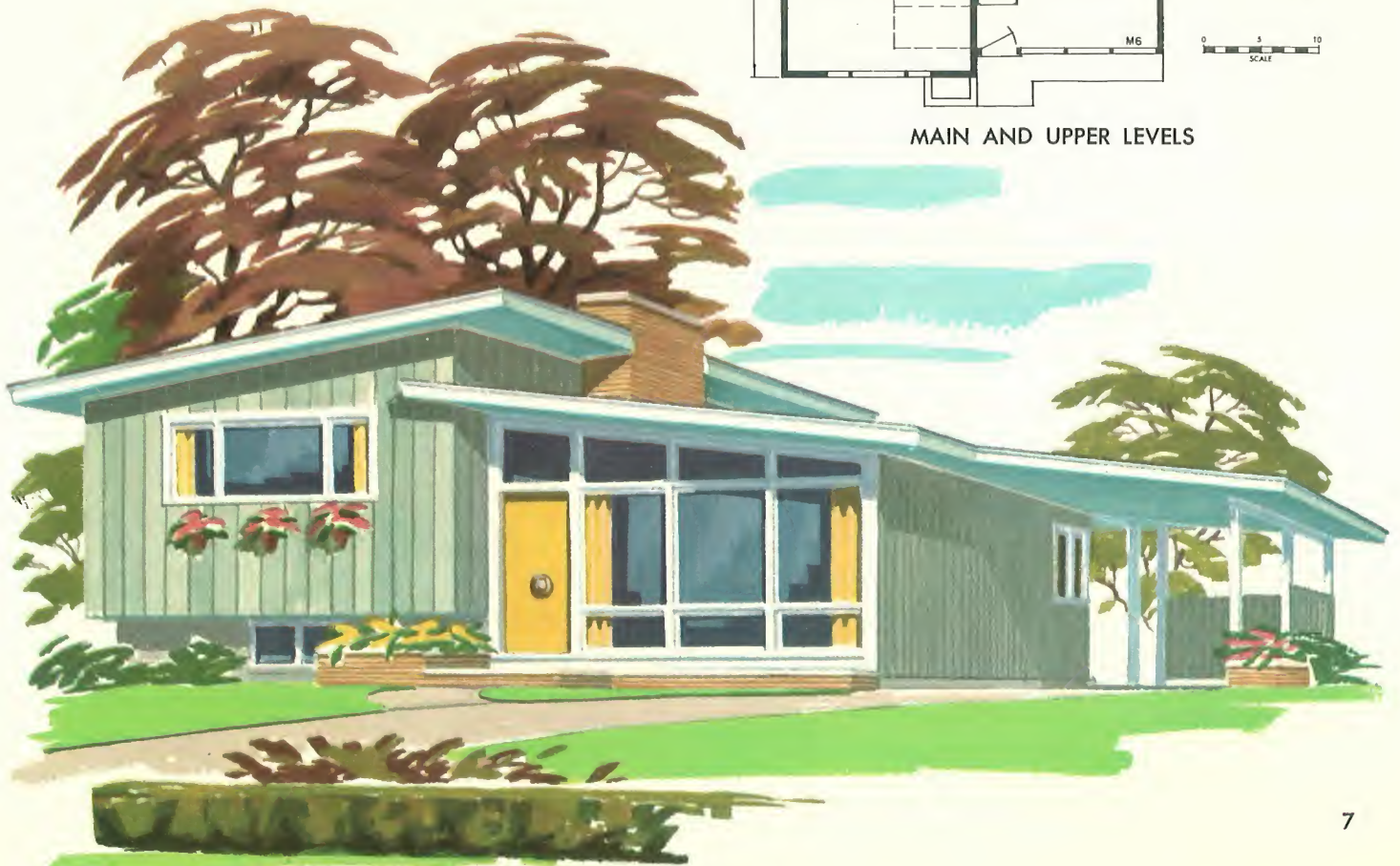


LOWER LEVEL

Living Area, Lower Level— 541 sq. ft.  
Main and Upper Levels—1,000 sq. ft.



## MAIN AND UPPER LEVELS

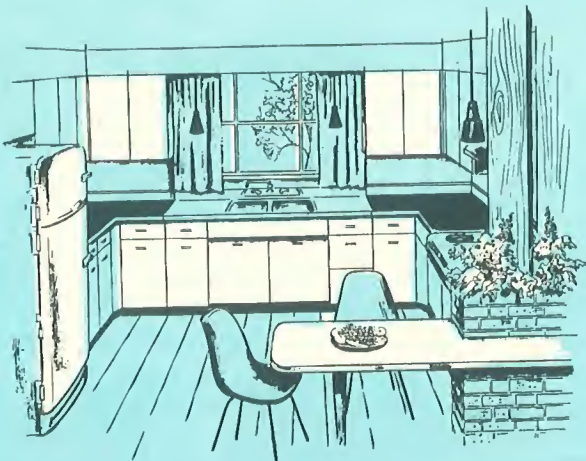




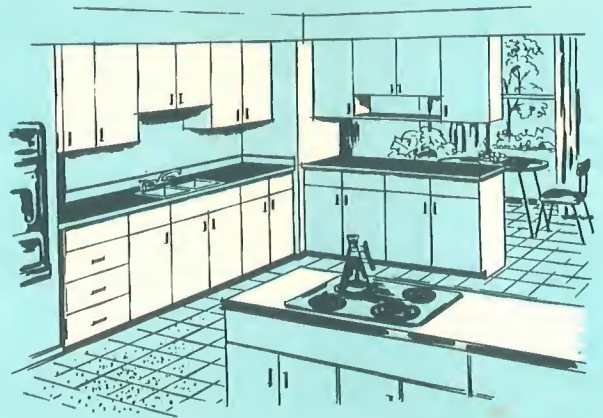


## "take it easy" kitchen ideal

There is a new trend in kitchens. Today's kitchen is the result of many new and amazing changes. Automatic and worksaving appliances, more and better storage and room for more activities make it more efficient and functional for Mrs. America and her family. The kitchen is also rapidly taking on a living-room look with take-it-easy furnishings



An example of U-type kitchen planning, note how the work centers are coordinated along the three adjoining walls. Continuous work surfaces provide maximum convenience for the housewife.



The L-type kitchen is ideal when only two walls are available for planning. Basically this is an L-type plan which permits work to flow smoothly and easily from food preparation to serving center.



three bedroom  
plan with  
exterior of brick  
and vertical  
siding



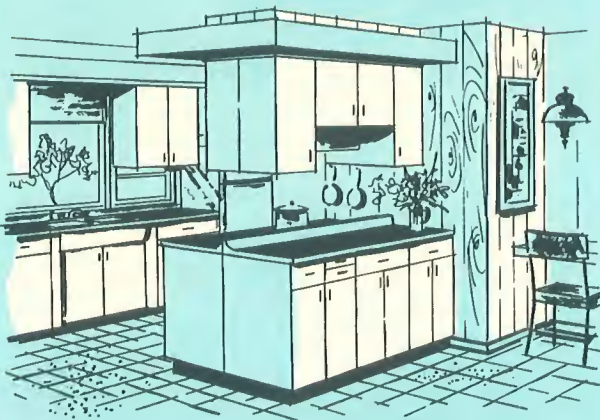
GARDEN-VIEW LIVING ROOM, two baths, large dining room and an efficient kitchen are outstanding features of this modern ranch home with attached garage. For your outdoor living pleasure, note the terrace that can be built adjacent to the living room. With or without basement, this is a home that will afford the utmost in comfort and convenience for the many years ahead.

Living Area, Plan 1—1,385 sq. ft.,  
Plan 2—1,455 sq. ft.

Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you now.

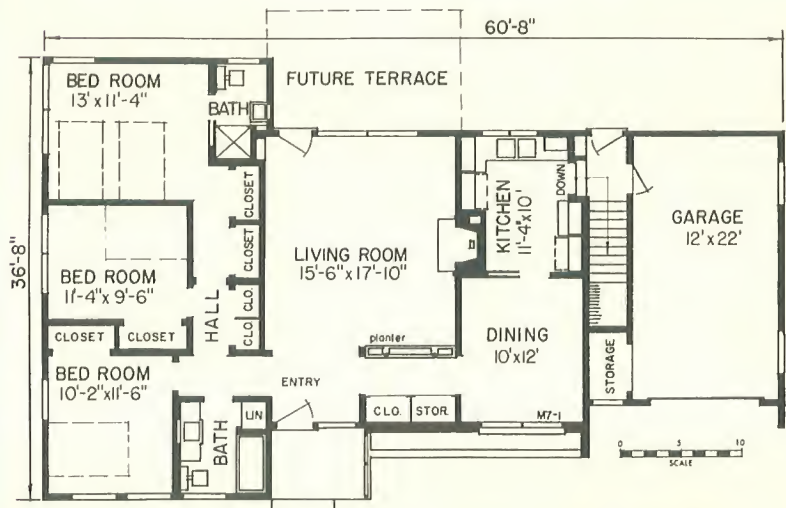
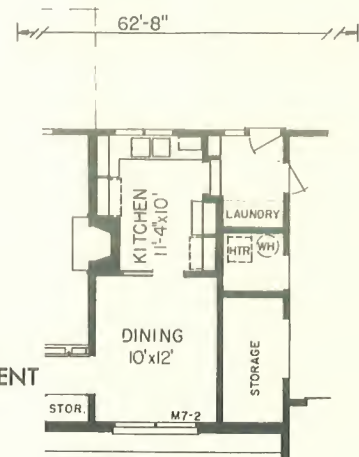
and built-ins to utilize every bit of wall space.

Each kitchen illustrated below is an example of how you, too, can apply imagination and good planning to give you a modern take-it-easy unit. Let us show you some of our new styling ideas and help you create a kitchen planned for real working ease and efficiency. Visit our office soon.



Although primarily a straight-wall kitchen, the use of an island counter added greatly to the convenience factor of this design. The island counter assures extra work surface and service area.

PLAN 2 WITHOUT BASEMENT

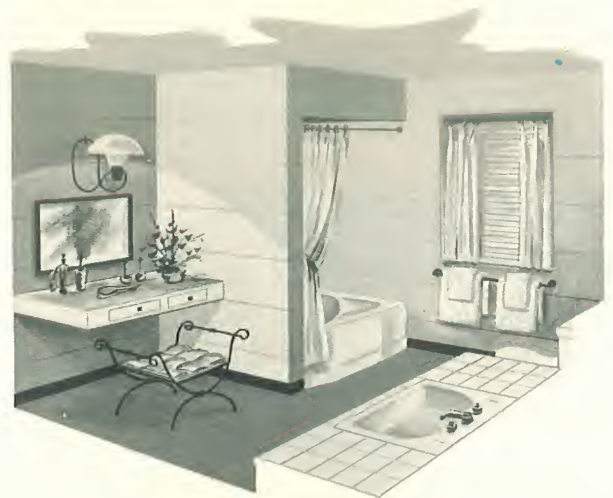


PLAN 1 WITH BASEMENT

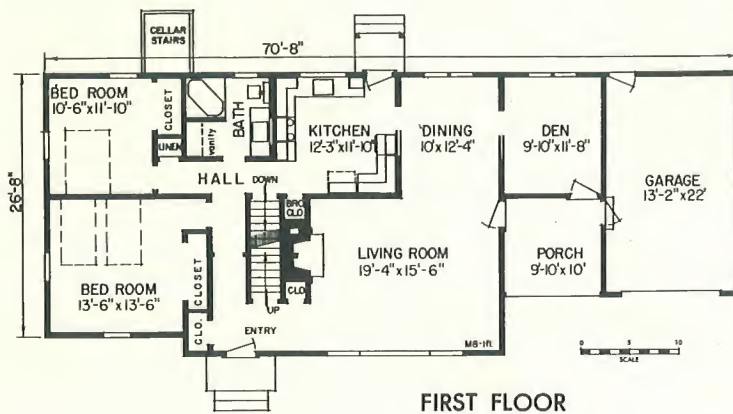


m-8

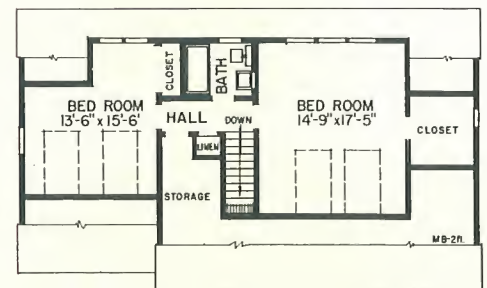
FOR THE HOMEBUYER desiring a two-story home, here is a plan to be considered. The first floor is spacious and comfort planned. Two additional bedrooms and bath can be provided on the second floor. Plan is available only as shown.



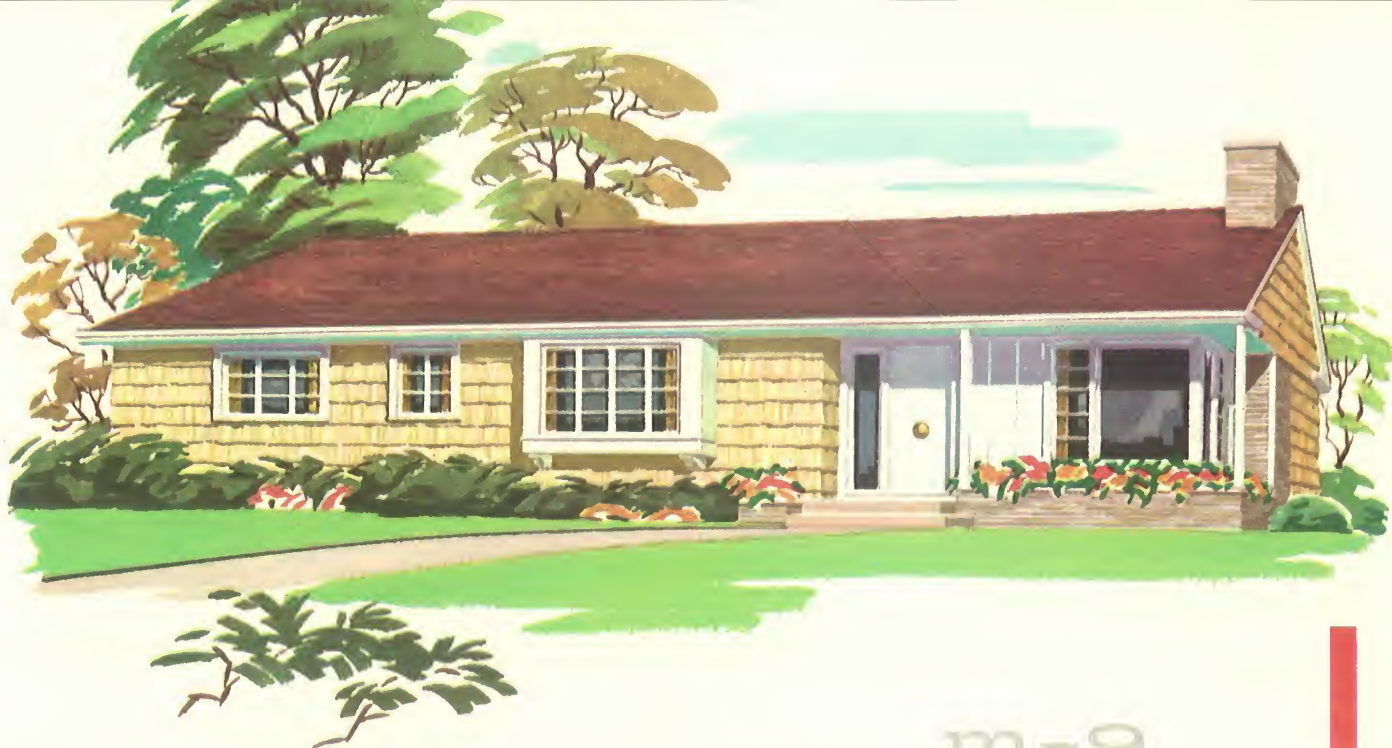
Vanity bath is modern and convenient



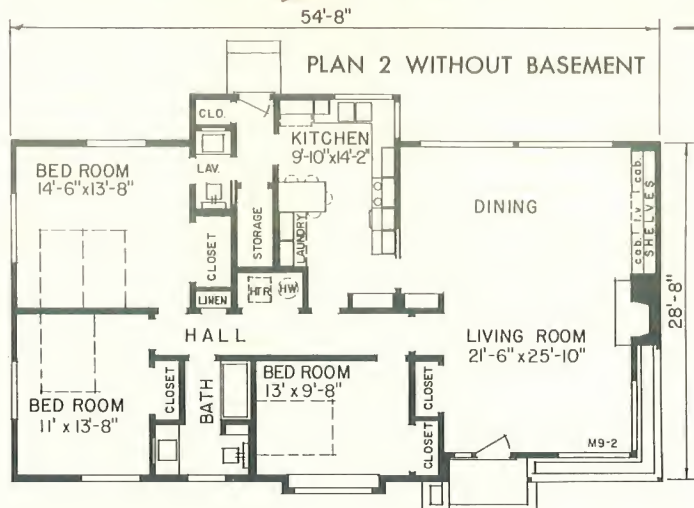
Living Area, First Floor—1,305 sq. ft.,  
Second Floor 668 sq. ft.







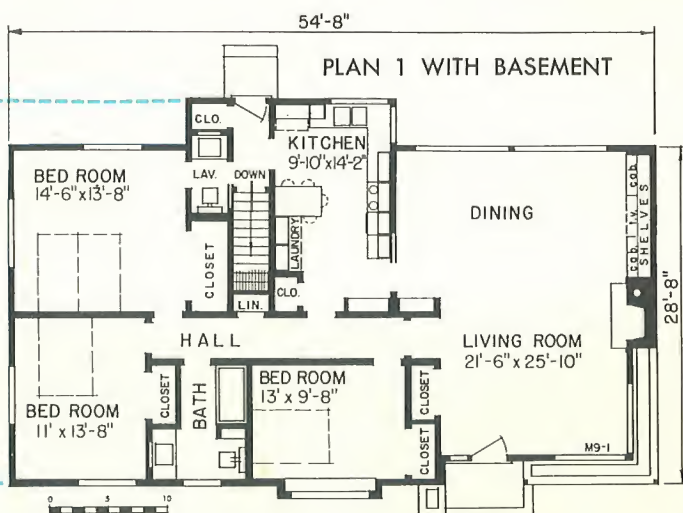
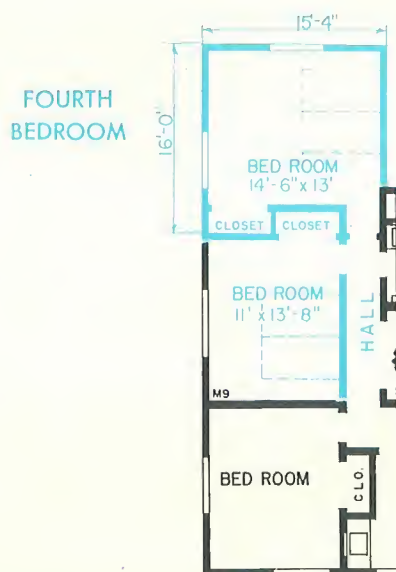
m-9



HERE AGAIN A FOURTH BEDROOM IS OPTIONAL and can be planned for present or future construction.

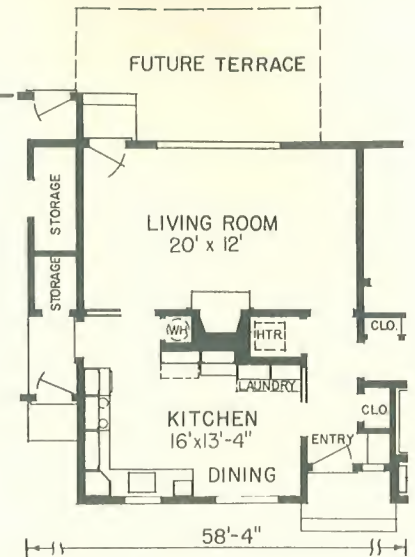
Note the bath and a half, first floor storage area and laundry plus the living room storage included in the plan. Briefly, convenient living is the keynote of this home.

Living Area, Plan 1 or 2—1,596 sq. ft.

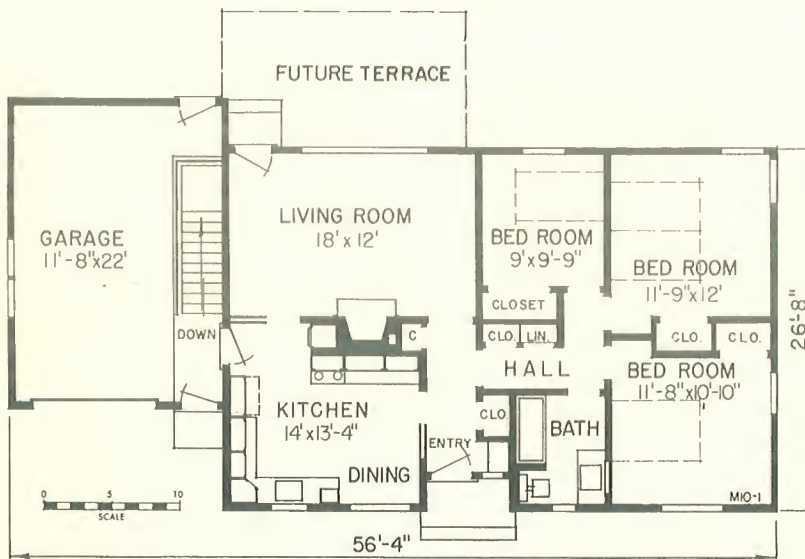


m-10

THIS THREE BEDROOM HOME with attached garage offers an attractive kitchen-dining area, living room with natural fireplace and more than ample closet space. The optional terrace located right off the garden view living room can be another desirable feature of this ranch design.

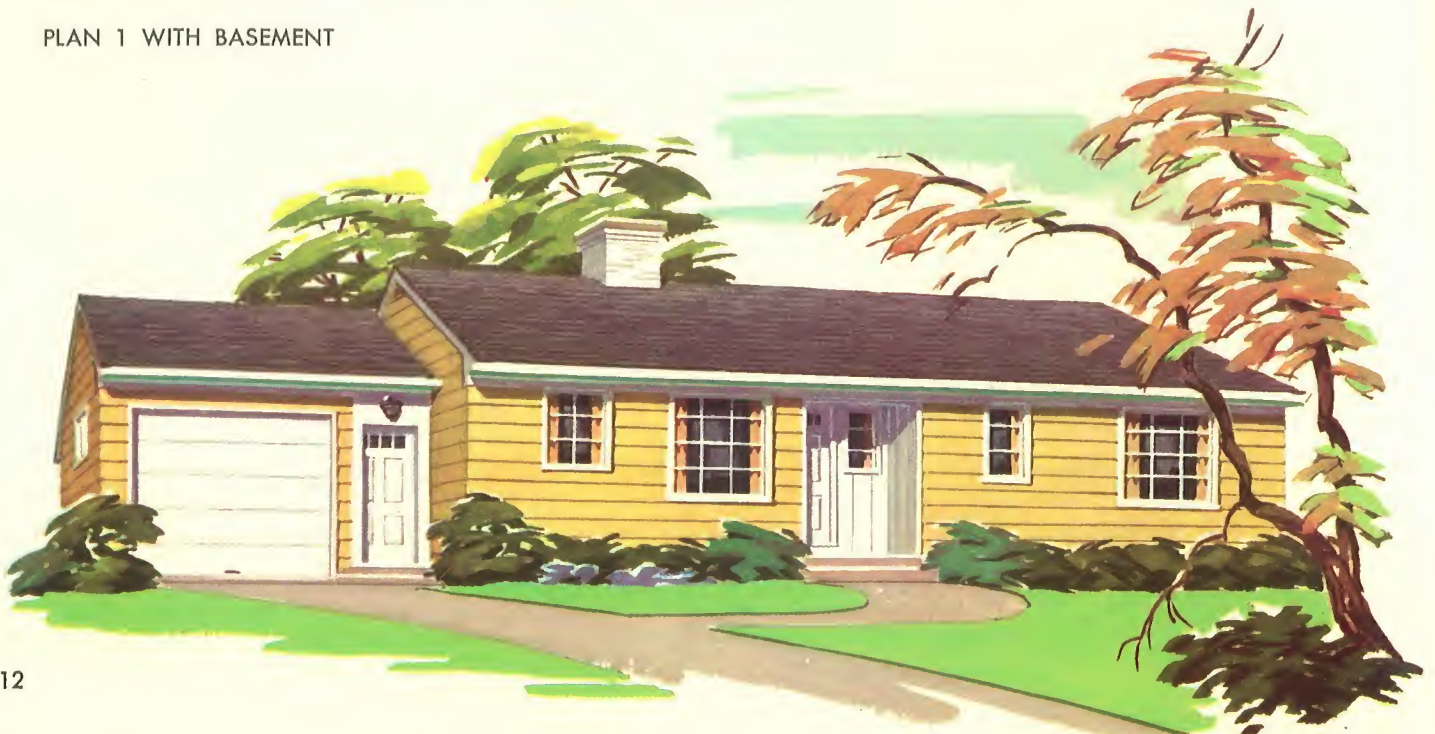


PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT

Living Area, Plan 1—1,065 sq. ft.,  
Plan 2—1,118 sq. ft.



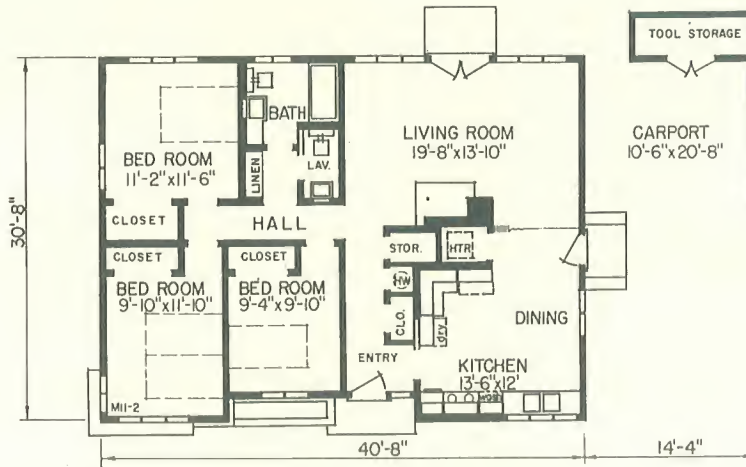


Living Area

Plan 1 or 2

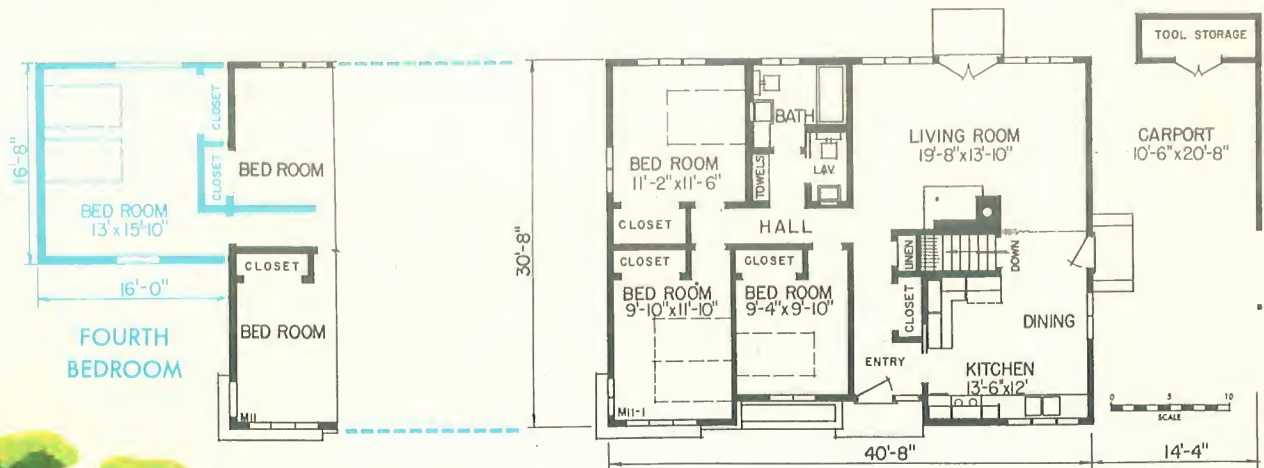
1,220 sq. ft.

m-11



PLAN 2 WITHOUT BASEMENT

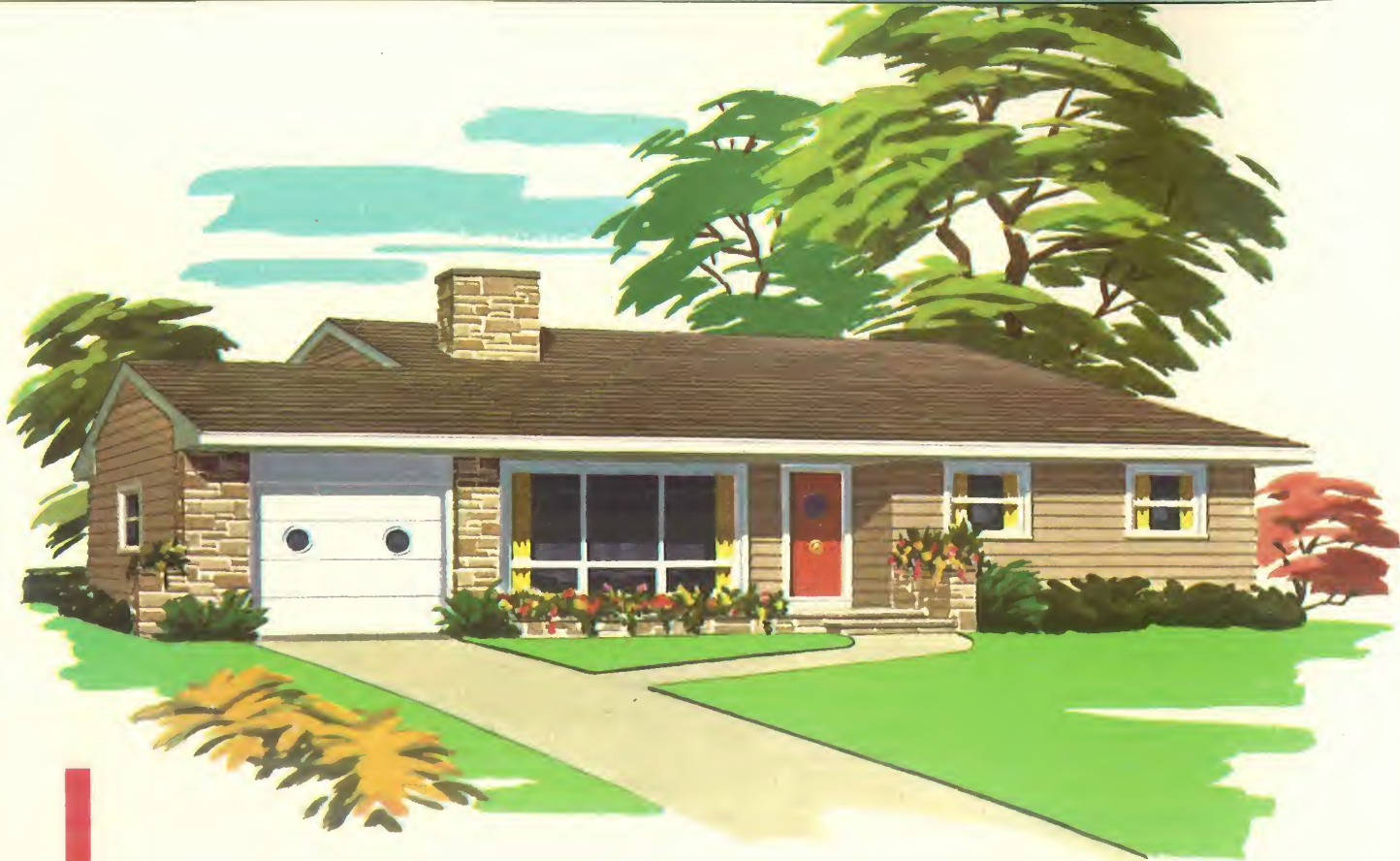
ALTHOUGH BASICALLY A THREE BEDROOM HOME, note how the plan provides a fourth bedroom that can be included as a part of the original construction or as a future expansion project. The outstanding exterior and carefully planned interior give you a moderate cost home in keeping with today's modern living trend.



PLAN 1 WITH BASEMENT



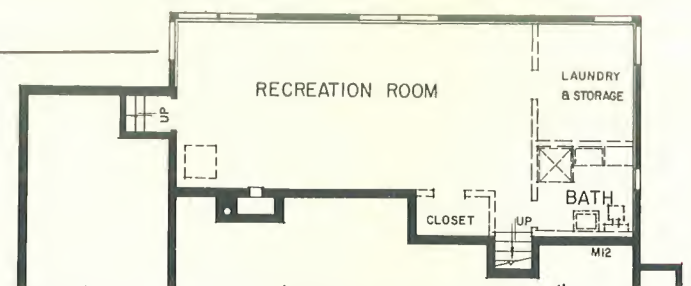




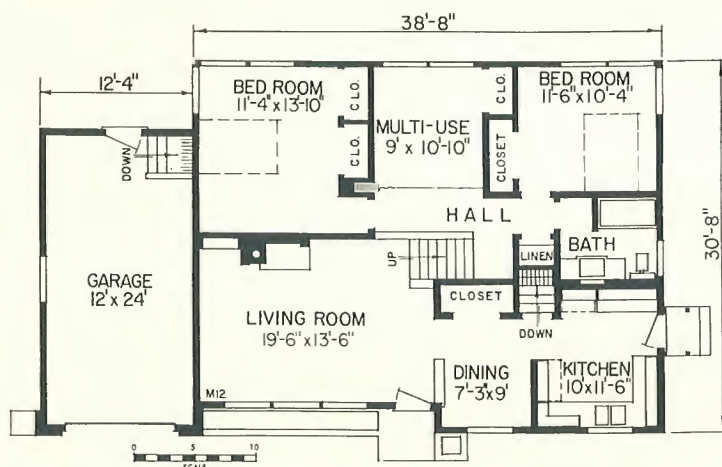
m-12

ENJOY THE LIVING COMFORT and convenience of multi-level planning. Just a few steps up from the main level, with its living room, dining room and kitchen, are two bedrooms and an all-purpose room that can serve as a third bedroom, if desired. Lower level includes a recreation room, laundry and storage and a bath.

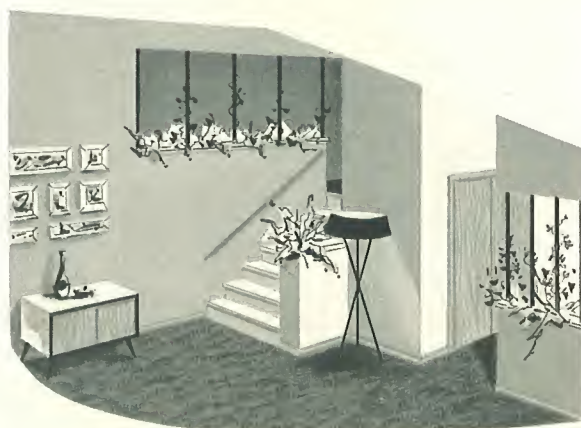
Living Area, Lower Level—642 sq. ft.,  
Main and Upper Levels—1,135 sq. ft.



LOWER LEVEL



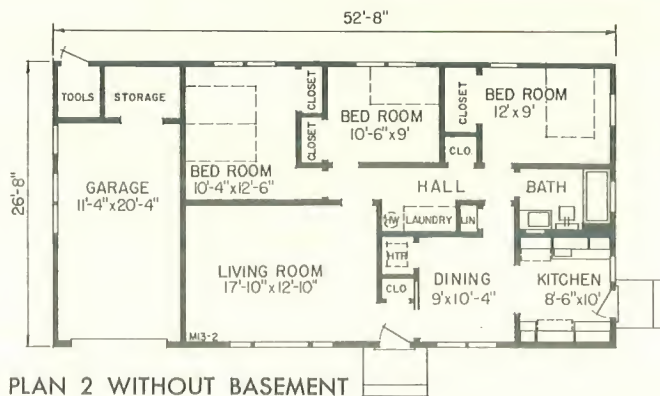
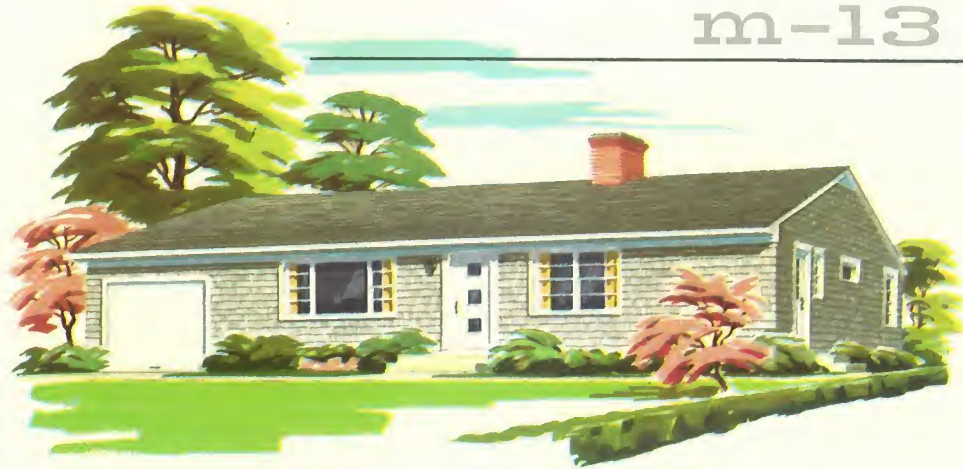
MAIN AND UPPER LEVELS



Living room view of upper level balcony.



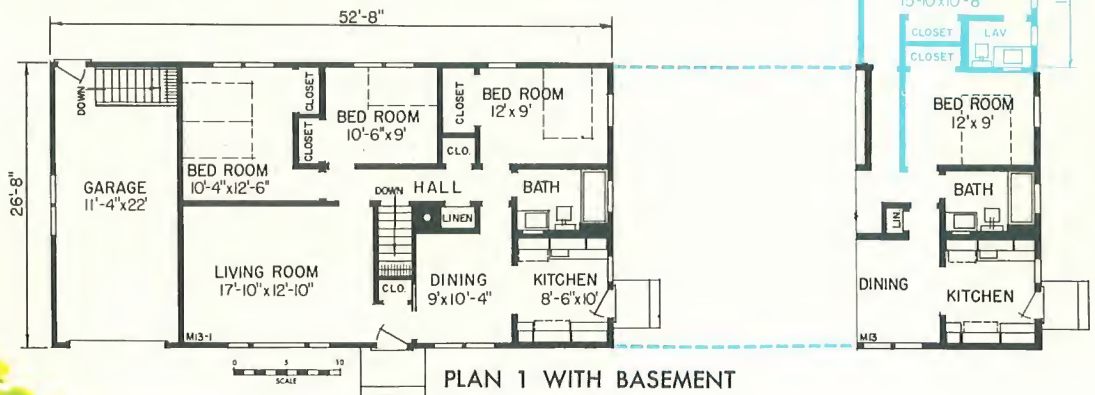
ELEVATION A



PLAN 2 WITHOUT BASEMENT

HERE IS A BASIC THREE BEDROOM PLAN; with an optional fourth bedroom, that can be easily adapted to either of the two elevations shown. The optional or future bedroom also includes a lavatory. When ordering blueprint plans, please be sure to specify elevation desired.

Living Area  
Plan 1 or 2  
1,080 sq. ft.



PLAN 1 WITH BASEMENT

ELEVATION B

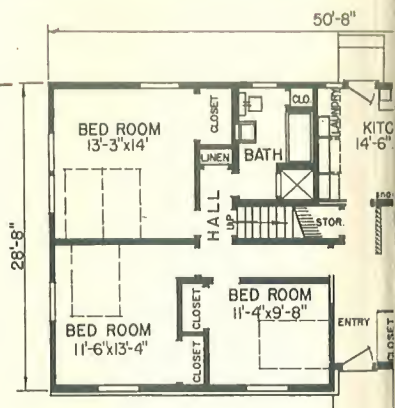




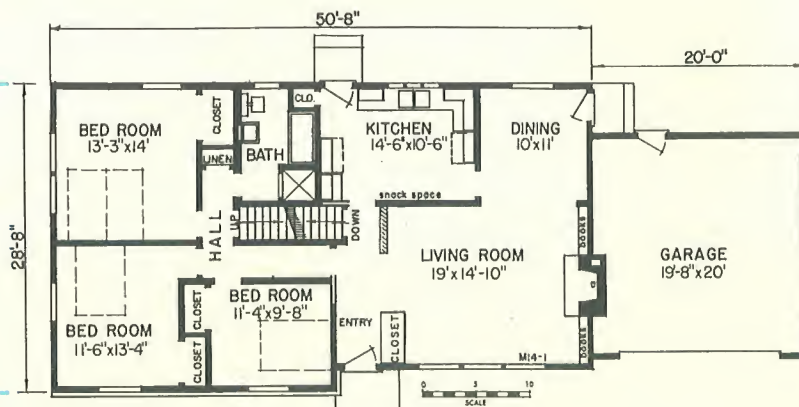


m-14

PERFECT FOR THE FAMILY REQUIRING THREE BEDROOMS, this plan is also ideal for those desiring a fourth bedroom now or at some future date. In brief, here is a home you'll be proud to own.



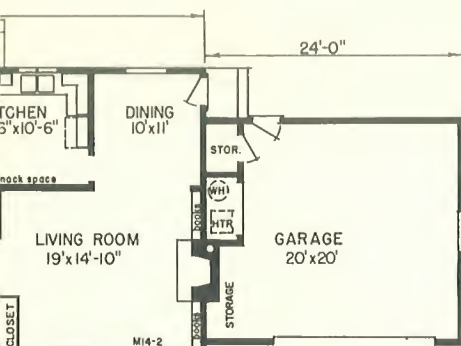
Living Area, Plan 1 or 2—1,413 sq. ft.



PLAN 1 WITH BASEMENT



See us for blueprint plans of all homes illustrated in this book.  
Plans are available either as shown or in reverse position.

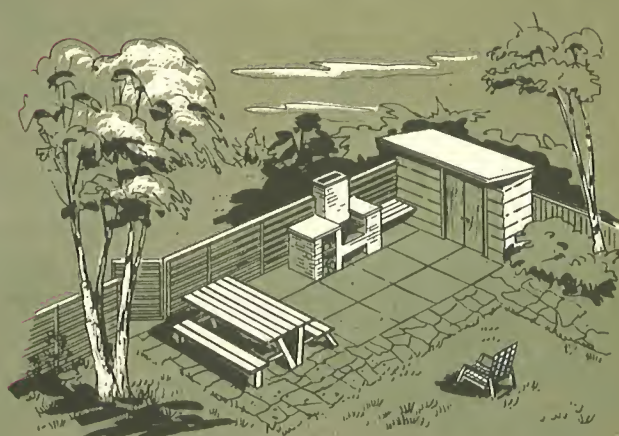
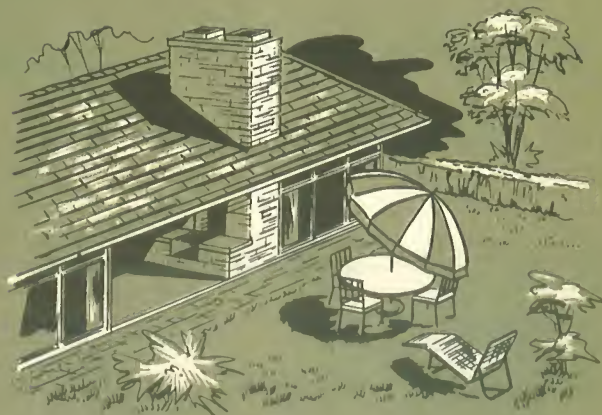


PLAN 2 WITHOUT BASEMENT

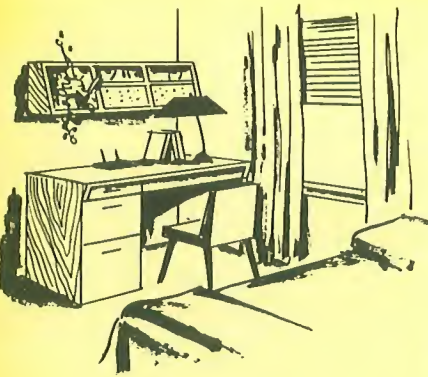
## plan your outdoor living area!

Outdoor living today means living, dining, entertaining and playing out of doors for as much of the year as possible. Create definite areas for each of these activities and plan each in terms of furniture and other necessary equipment needed to make it attractive and enjoyable.

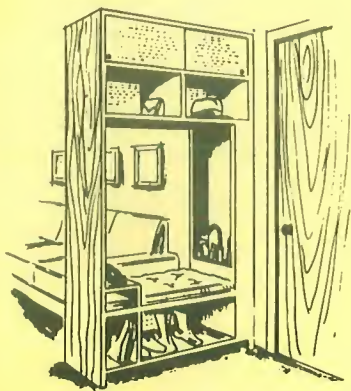
Illustrated here are a few tips on planning your outdoor living area . . . we hope you'll find them helpful.



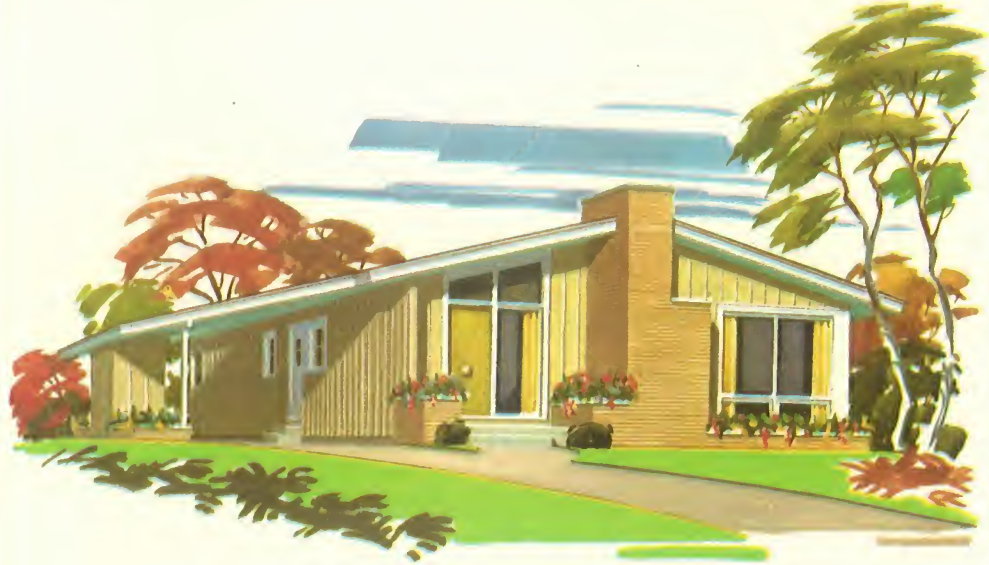




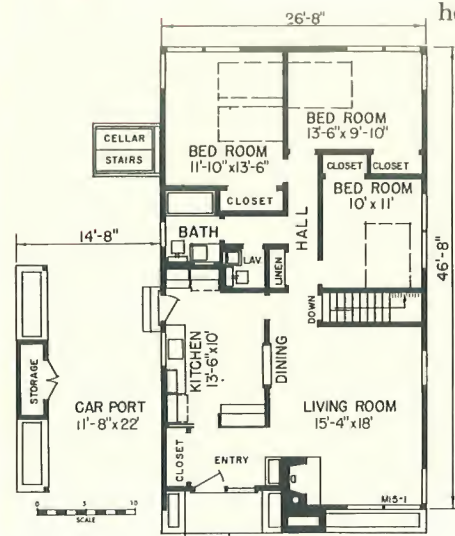
modern and convenient  
"built-ins"



for your home



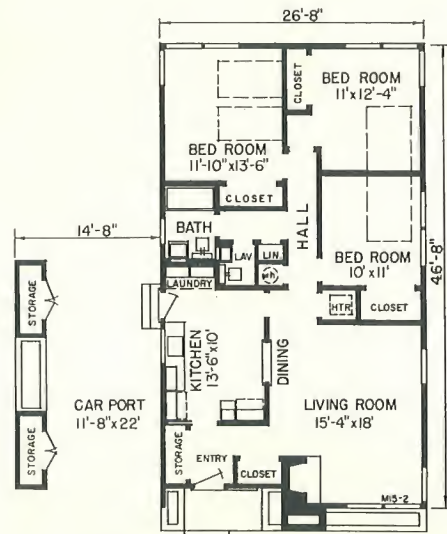
m-15



PLAN 1 WITH BASEMENT

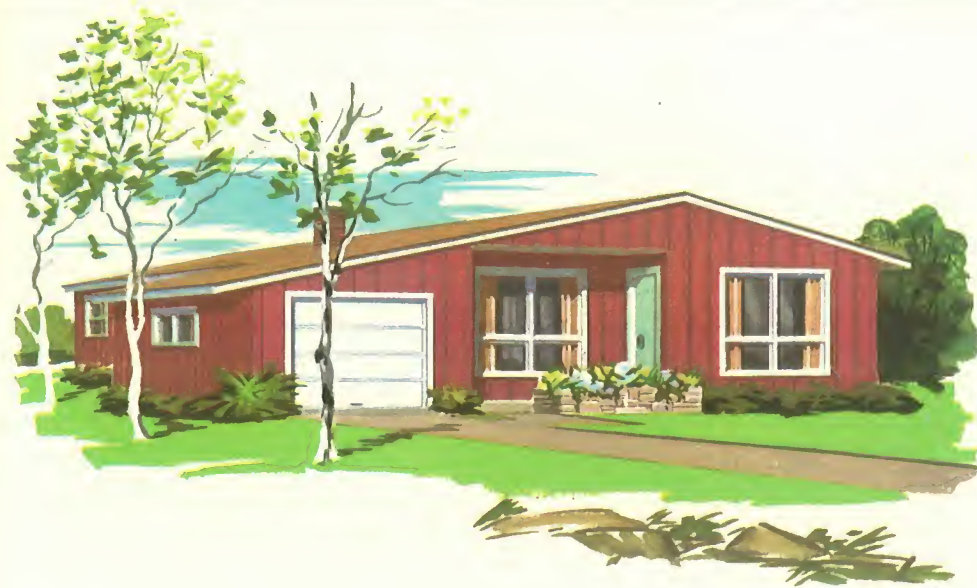
Living Area,  
Plan 1 or 2—1,216 sq. ft.

IDEAL FOR A NARROW LOT and planned to provide the utmost in living comfort, this home offers an interior that is right in step with the modern styling of the exterior. A corner fireplace in living room, pass-thru from kitchen and a bath and a half are the outstanding features of this three bedroom plan.



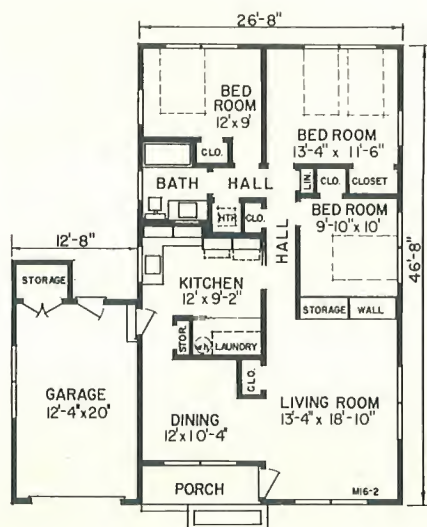
PLAN 2 WITHOUT BASEMENT



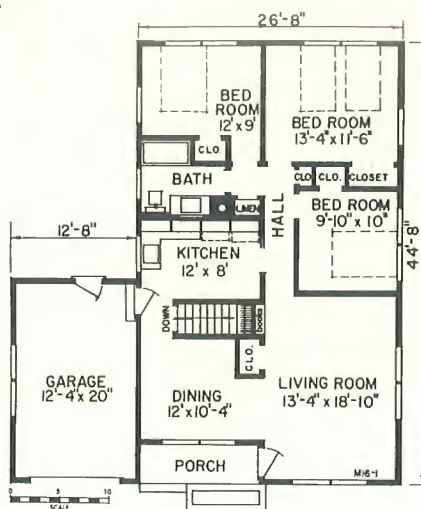


m-16

THIS CONTEMPORARY HOME offers you a compact three bedroom floor plan designed to meet the living requirements of the average family. Vertical siding and masonry planter box are used to create an attractive exterior. The protected front entry is another feature that will appeal to many buyers.



PLAN 2 WITHOUT BASEMENT

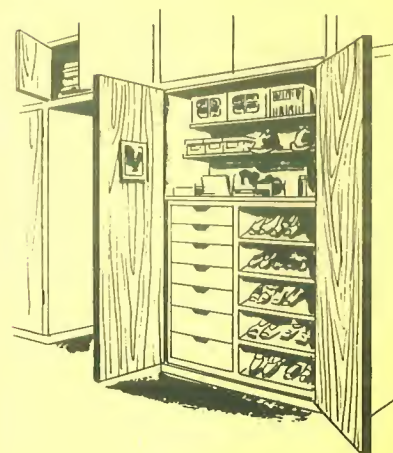


PLAN 1 WITH BASEMENT

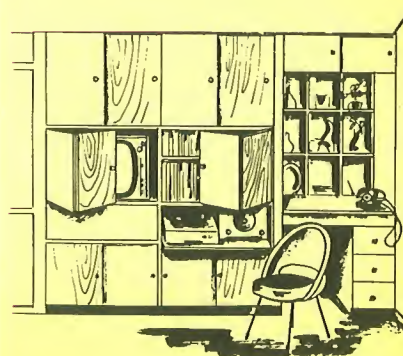
Living Area, Plan 1—1,136 sq. ft.  
Plan 2—1,190 sq. ft.



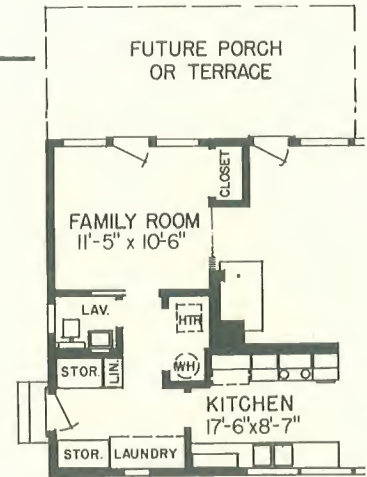
planned storage plus  
eye-appeal



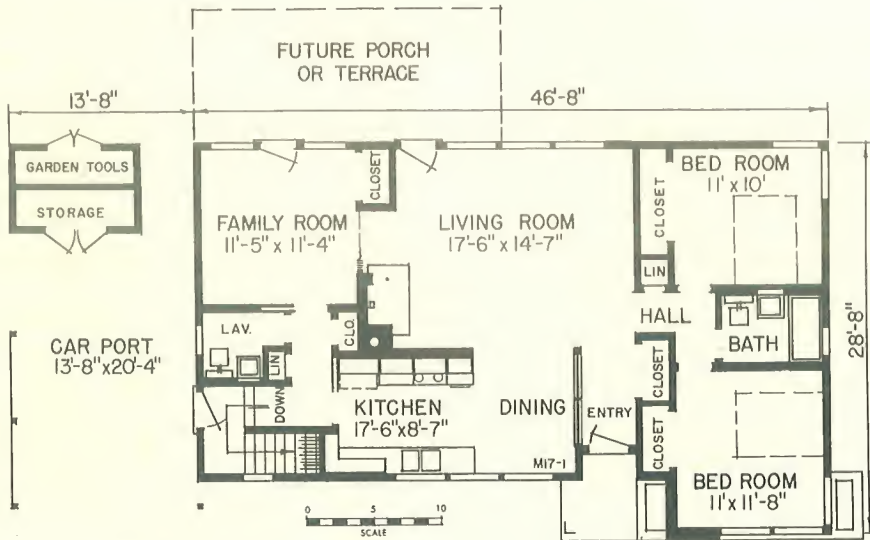
for every room



PRACTICAL PLANNING assures you of every convenience possible in a moderate cost home. Two bedrooms, large garden view living room with corner fireplace, multi-use room, kitchen-dining area, bath and a half and carport, with storage facilities, comprise this comfort-planned design.



PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT

Living Area

Plan 1 or 2—1,203 sq. ft.



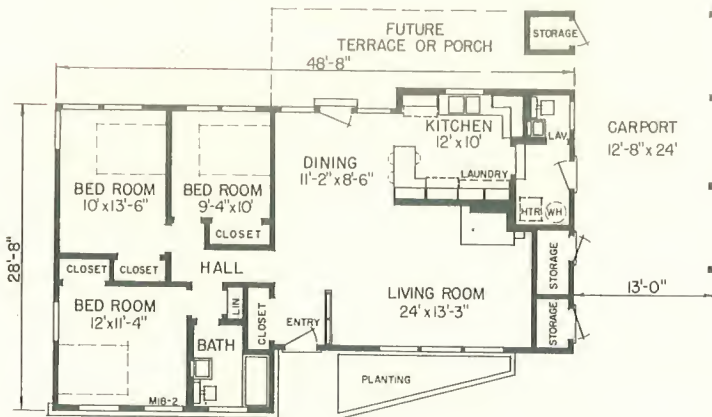




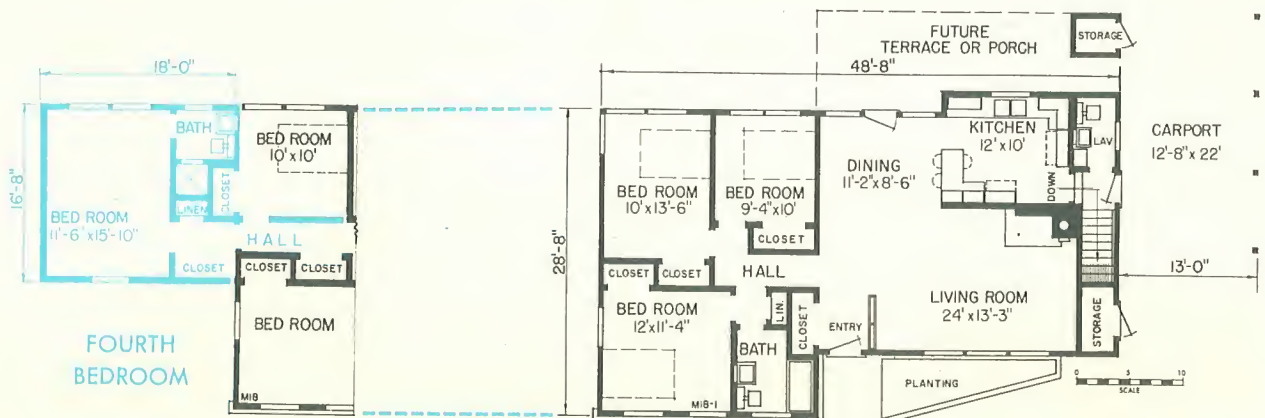
m-18

Living Area, Plan 1 or 2—1,375 sq. ft.

COMFORT PLANNED FOR YOUR LIVING PLEASURE, this attractive ranch design provides an optional fourth bedroom that can be included as part of the original plan, if desired. Notice the open planning of kitchen, dining and living rooms . . . a feature that is certain to appeal to many of today's housewives.



PLAN 2 WITHOUT BASEMENT

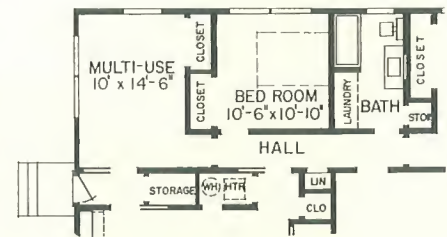


PLAN 1 WITH BASEMENT

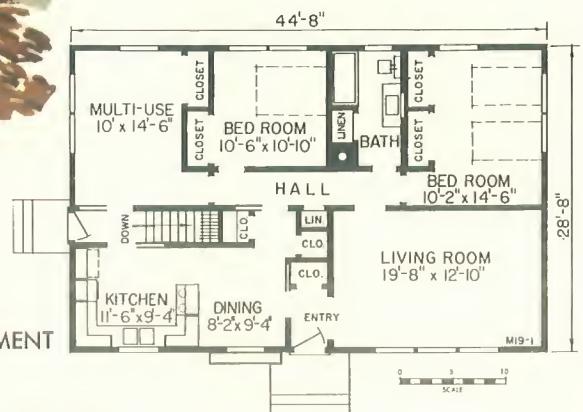


Living Area, Plan 1 or 2—1,276 sq. ft.

m-19



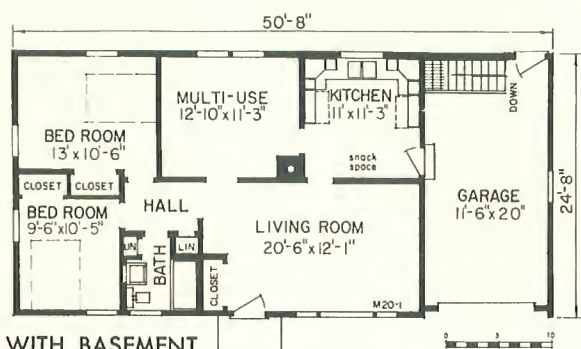
PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT

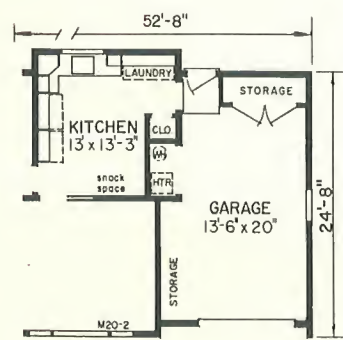
THESE HOMES OF MODERATE COST will appeal to the homebuyer interested in a two or three bedroom plan. Each design features an attractive exterior and a compact but comfortable interior.

m-20



PLAN 1 WITH BASEMENT

Living Area, Plan 1— 950 sq. ft.,  
Plan 2—1,002 sq. ft.



PLAN 2 WITHOUT BASEMENT







m-21

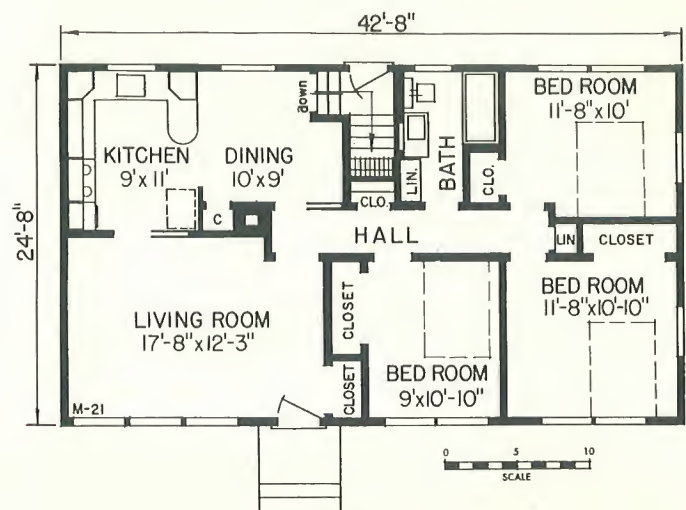
Living Area—1,048 sq. ft.

THIS PLAN AVAILABLE ONLY AS SHOWN

PRACTICAL FOR A SLOPING SITE, this three bedroom plan includes a basement garage area. Another feature of interest is the central hall that efficiently serves bedrooms, living room and the open planned kitchen-dining area.

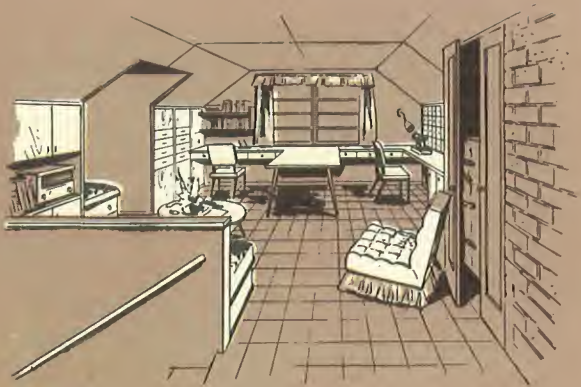


This large closet, located in the bathroom, assures you of more than ample storage for all your linens.

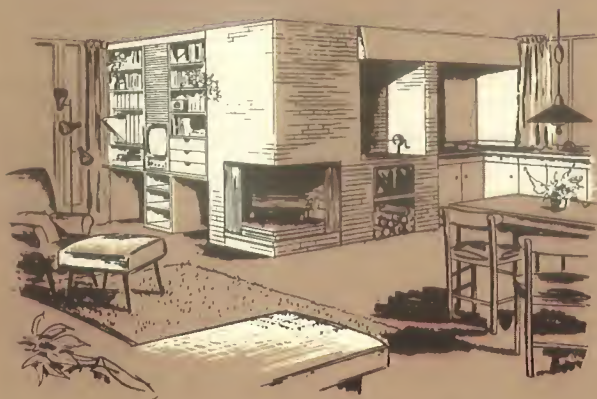


FLOOR PLAN





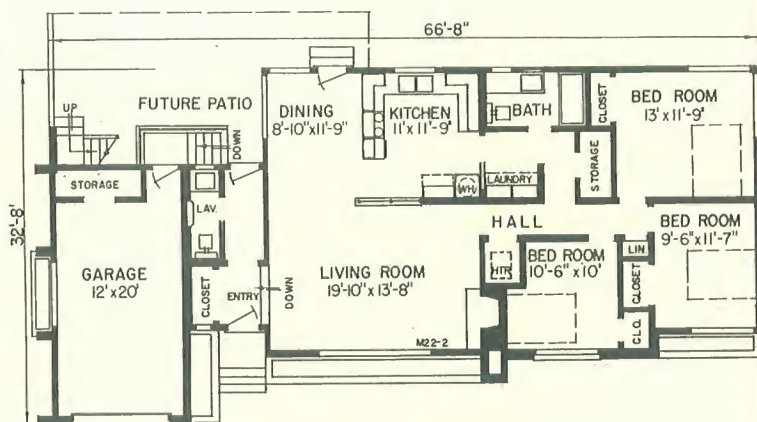
from attic to basement



...plan "built-ins" for



convenience and storage



PLAN 2 WITHOUT BASEMENT





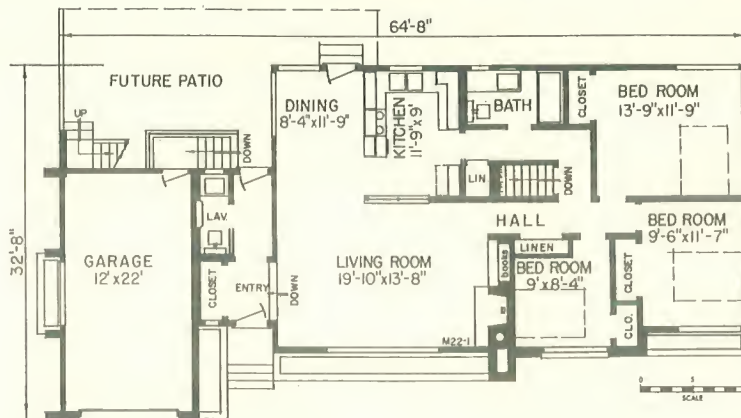
# m-22

a sloping site  
ranch design with  
open plan  
interior

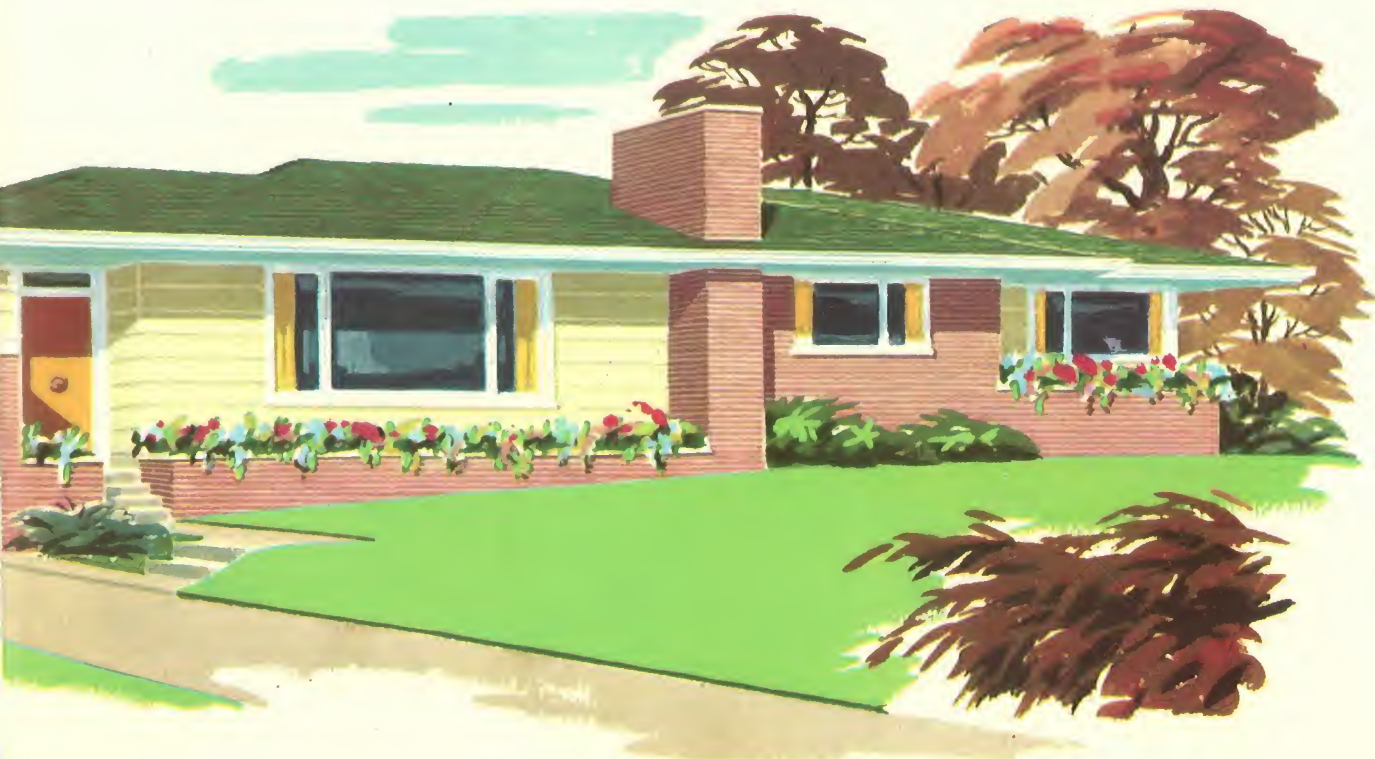
See us for blueprint plans of all homes illustrated in this book.  
Plans are available either as shown or in reverse position.

SUN DECK ON GARAGE, a future patio, plus the living-dining and kitchen area demonstrating the now popular "open planning" trend, combine to make this an unusual and better living home for you. Three bedrooms, fireplace and bath and a half are other design features you'll like.

PLAN 1 WITH BASEMENT



Living Area, Plan 1—1,305 sq. ft.  
Plan 2—1,361 sq. ft.

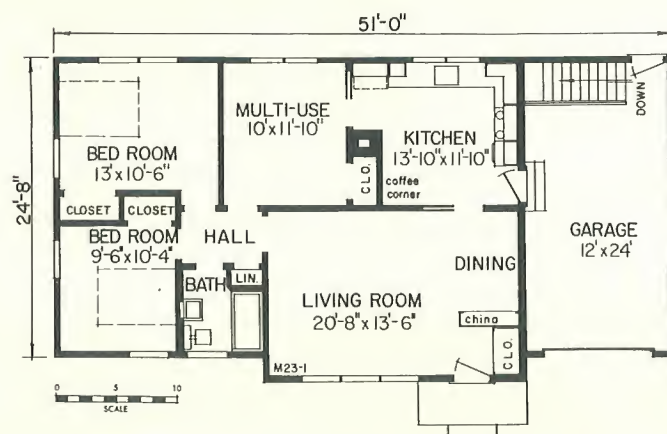
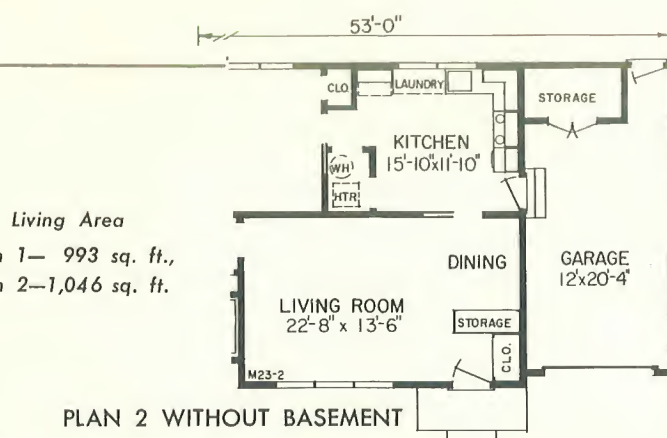






## m-23

TWO BEDROOMS, multi-use room, "L" shape kitchen, living-dining area and attached garage blend to provide an ideal small family plan. Exterior beauty and contrast is accomplished through use of large picture window and shingles plus vertical boards on front gable.



Here is a kitchen you'll appreciate. This L-type plan permits your work to flow efficiently and easily from preparation to serving center.

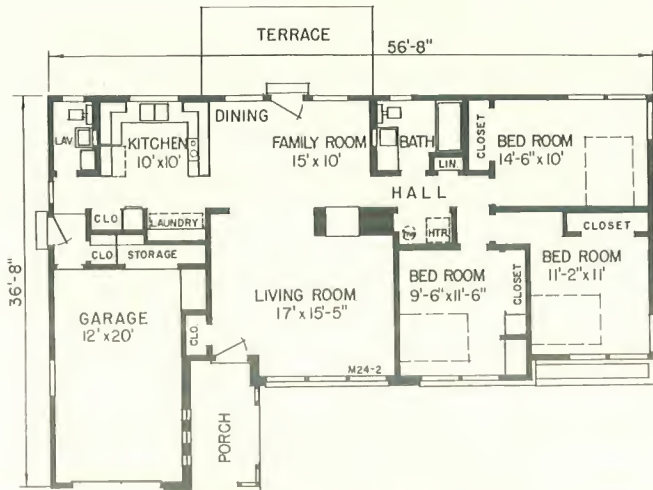


## Living Area

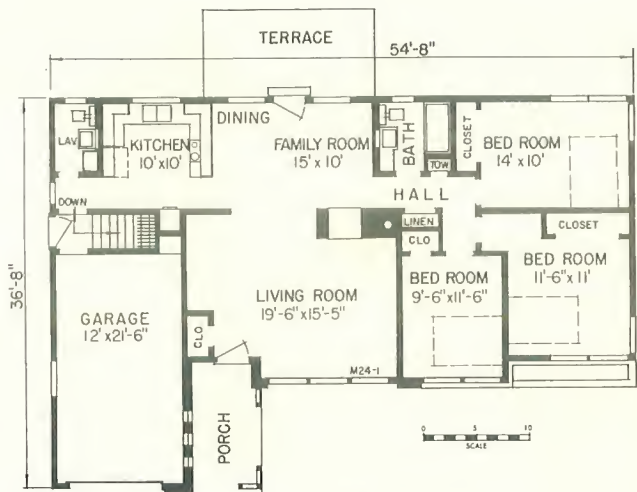
Plan 1—1,280 sq. ft.,

Plan 2—1,353 sq. ft.

THE FAMILY ROOM, reflecting the present living trend, is an important feature of this ranch home. But notice how the entire plan is outstanding, offering the convenience of a fireplace that serves both family and living rooms, a bath and a half and a built-in oven in the kitchen. Three bedrooms and attached garage complete the plan.



PLAN 2 WITHOUT BASEMENT

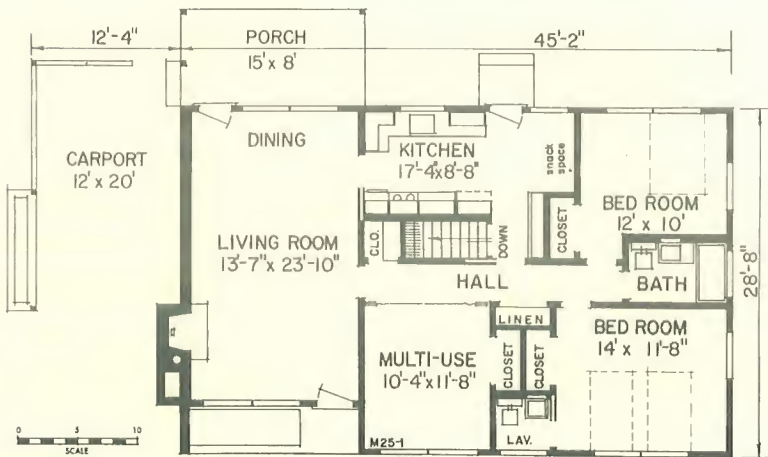


PLAN 1 WITH BASEMENT

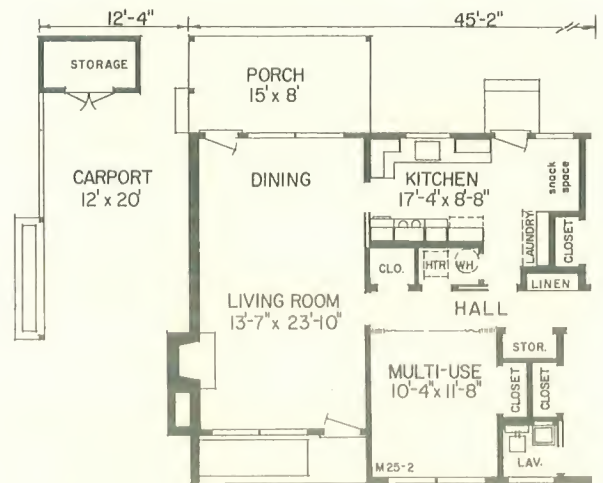


RANCH STYLING and an orderly planned interior makes this an attractive home for the small family. Floor plan includes large living-dining area with fireplace, two bedrooms, kitchen with snack space and a multi-use room that can serve as a third bedroom, if desired.

See us for blueprint plans of all homes illustrated in this book. Plans are available either as shown or in reverse position.



PLAN 1 WITH BASEMENT



PLAN 2 WITHOUT BASEMENT





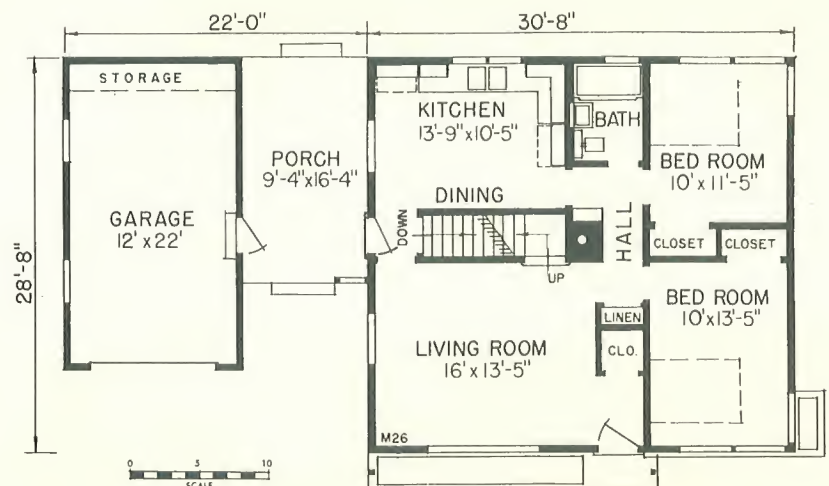


m-26



SECOND FLOOR

Living Area, First Floor—880 sq. ft.  
Second Floor—490 sq. ft.



FIRST FLOOR

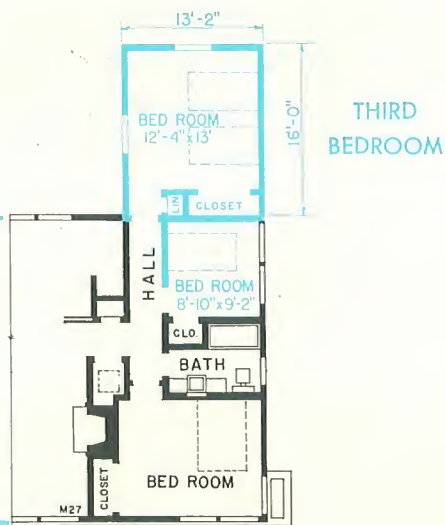
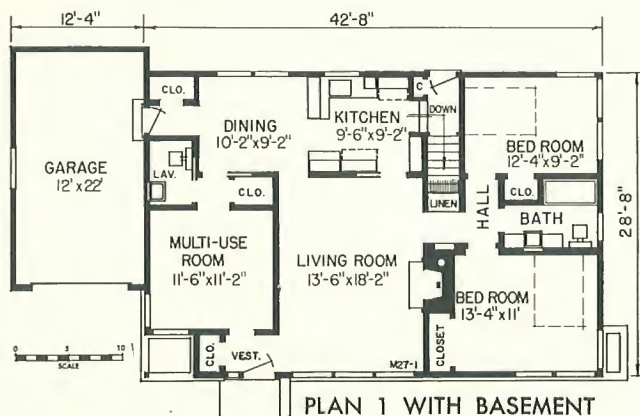
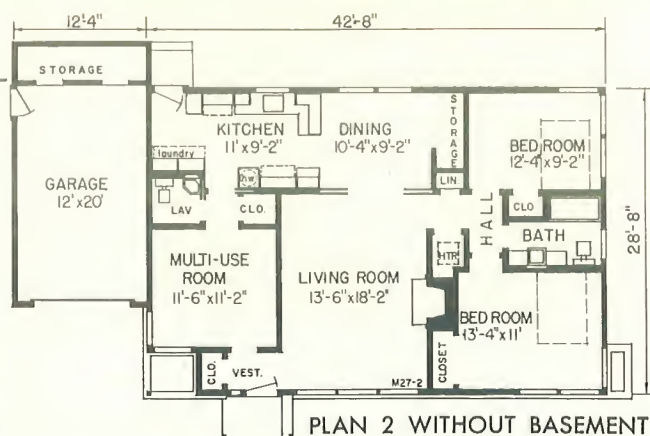
THIS PLAN AVAILABLE ONLY AS SHOWN



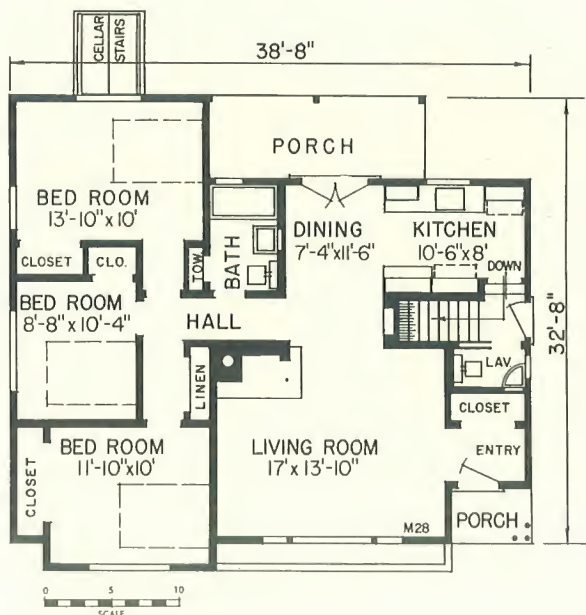
m-27

Living Area, Plan 1 or 2—1,232 sq. ft.

HERE IS ANOTHER RANCH HOME that offers you the choice of a third bedroom now or in the future as needed without detracting from the beauty of the original home. In addition to appealing features such as bath and a half and natural fireplace, note the efficient traffic pattern that makes this home comfortable to live in and easy to maintain. The exterior is both modern and attractive.







m-28

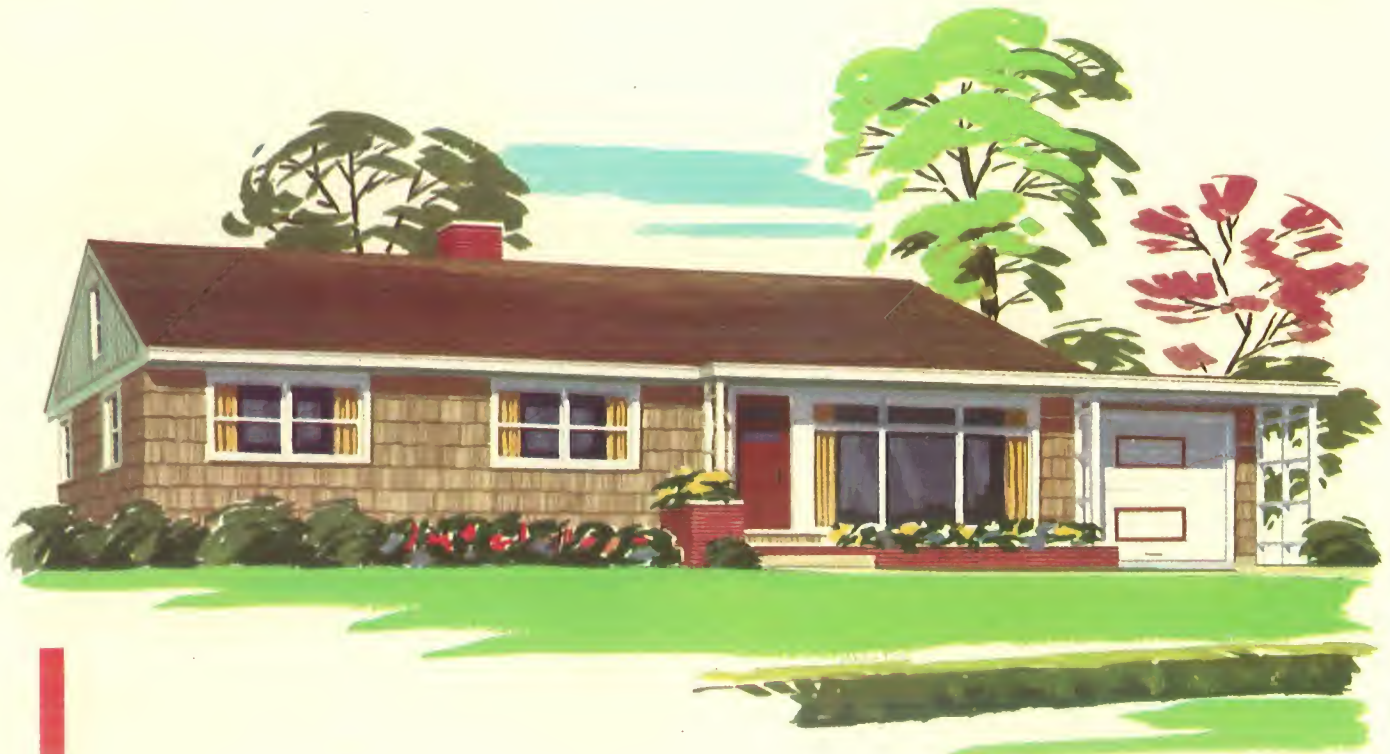
TAKE ADVANTAGE OF SLOPING TERRAIN with a plan designed for just such a location. In addition to including three bedrooms, a beautifully arranged kitchen-dining area with adjacent porch, and a living room with attractive corner fireplace, this plan also provides a garage in the basement. Exterior beauty is achieved through use of vertical siding and shingles.

Living Area—1,116 sq. ft.

THIS PLAN AVAILABLE ONLY AS SHOWN







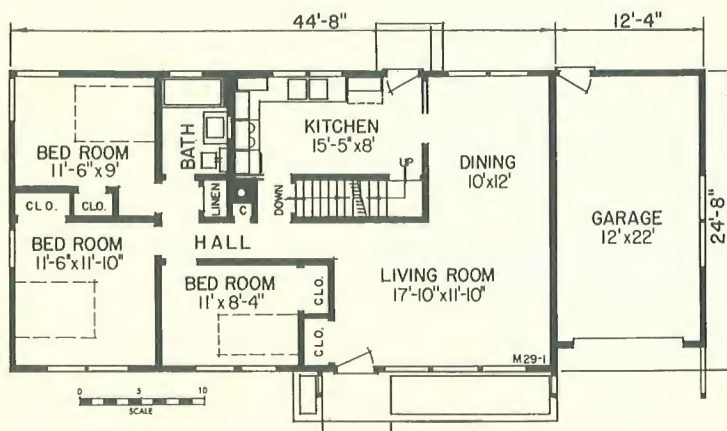
m-29

EXTERIOR EYE-APPEAL AND COMFORT-PLANNED interior combine to give you a home that is moderate in cost, yet providing many living features. For example, note the traffic pattern that makes bedrooms, kitchen, living and dining rooms so easy to reach.

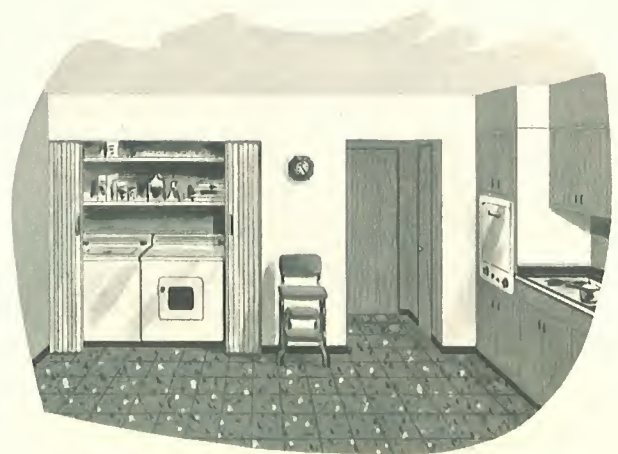


PLAN 2 WITHOUT BASEMENT

Living Area, Plan 1 or 2—1,097 sq. ft.



PLAN 1 WITH BASEMENT



Laundry area as featured in Plan 2 Without Basement.



## ● DETAILED INDEX

Use this detailed index to select the homes with features which interest you most:

1½-story Homes.

See pages 10, 29.

Split-Level Homes.

See pages 6, 7, 14.

1-Story Homes.

See pages 2, 3, 4, 5, 8 & 9, 11, 12, 13, 15, 16 & 17, 18, 19, 20, 21, 22, 23, 24 & 25, 26, 27, 28, 30, 31, 32.

Homes with 1-car garage.

See pages 2, 8 & 9, 10, 12, 14, 15, 19, 22, 23, 24 & 25, 26, 27, 29, 30, 31, 32.

Homes with 2-car garage.

See pages 3, 5, 16 & 17.

Homes with Carport.

See pages 7, 13, 18, 20, 21, 28.

Homes with 1½ Baths.

See pages 7, 11, 13, 15, 16 & 17, 18, 20, 21, 24 & 25, 27, 28, 29, 30, 31.

Homes with 2½ Baths.

See pages 3, 4, 8 & 9, 10.

Homes with 2 Bedrooms.

See pages 7, 10, 14, 20, 22, 26, 28, 30.

Homes with 3 Bedrooms.

See pages 2, 3, 5, 6, 8 & 9, 10, 11, 12, 13, 14, 15, 16 & 17, 18, 19, 20, 21, 22, 23, 24 & 25, 26, 27, 28, 29, 30, 31, 32.

Homes with 4 Bedrooms.

See pages 3, 4, 10, 11, 13, 15, 16 & 17, 21, 30.

\*Including multi-use room or den which can be used as a bedroom.

‡Including plans where 4th bedroom may be added later.

● The following index classifies home by LIVABLE AREA.

Floor Area	Homes with Basement	Homes without Basement
900 to 999 sq. ft. See pages 22, 26.		
1000 to 1099 sq. ft. See pages 5, 7, 12, 15, 23, 32.	15, 22, 26, 32.	
1100 to 1199 sq. ft. See pages 2, 14, 19, 31.	2, 5, 12, 19.	
1200 to 1299 sq. ft. See pages 6, 13, 18, 20, 22, 27, 28, 30.	13, 18, 20, 22, 28, 30.	
1300 to 1399 sq. ft. See pages 3, 8 & 9, 10, 21, 24 & 25, 29.	3, 21, 24 & 25, 29.	
1400 to 1499 sq. ft. See pages 16 & 17.	8 & 9, 16 & 17.	
1500 sq. ft. and over See pages 4, 11.	4, 11.	

## ● NUMERICAL INDEX

Design	No. of Plans	Page
M-1.....	(2).....	2
M-2.....	(2).....	3
M-3.....	(2).....	4
M-4.....	(2).....	5
M-5.....	(1).....	6
M-6.....	(1).....	7
M-7.....	(2).....	8 & 9
M-8.....	(1).....	10
M-9.....	(2).....	11
M-10.....	(2).....	12
M-11.....	(2).....	13
M-12.....	(1).....	14
M-13.....	(4).....	15
M-14.....	(2).....	16 & 17
M-15.....	(2).....	18
M-16.....	(2).....	19
M-17.....	(2).....	20
M-18.....	(2).....	21
M-19.....	(2).....	22
M-20.....	(2).....	22
M-21.....	(1).....	23
M-22.....	(2).....	24 & 25
M-23.....	(2).....	26
M-24.....	(2).....	27
M-25.....	(2).....	28
M-26.....	(1).....	29
M-27.....	(2).....	30
M-28.....	(1).....	31
M-29.....	(2).....	32

NOTE:  
Figures in parenthesis indicate number of plans available for each design.

i  
n  
d  
e  
x

to 53 home plans

## OUR ACCURATE BLUEPRINT PLANS ASSURE HOME SATISFACTION

To thoroughly protect you and assure a complete understanding and agreement among all concerned with the building of your home, it is our policy to first "construct" our homes on paper. Thus every home design which appears in this book has been prepared and engineered by architects and technicians experienced in the home planning field. Whether you select a home of frame or masonry construction, nothing is left to chance. All of the essential information is shown accurately and all blueprint working drawings include the following: basement or foundation plan; floor plan; front, rear and two side elevations; complete framing plans; wall sections and other necessary details.

### REVERSED PLANS

Perhaps your home should face the opposite direction. Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts the west. Therefore, plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

See Us for Blueprint Plans and Other Information

### SPECIFICATIONS

are statements of particulars which tell you what you are going to receive in materials and workmanship. Blank specification forms and contract forms are included with blueprint plans.



